



## WOW Workspace

284 Water Road, Wembley, HA0 1HX

**Contemporary Warehouses /  
Offices / Workshops**

**180 to 700 sq ft**

(16.72 to 65.03 sq m)

- Modern specification
- Communal loading area
- LED & natural lighting
- Ground & first floor configuration
- Power
- Concrete floor
- Communal break-out area, canteen & W/Cs
- Reception
- 24/7 access

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## Summary

<b>Available Size</b>	180 to 700 sq ft
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	Inclusive of the annual rent
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

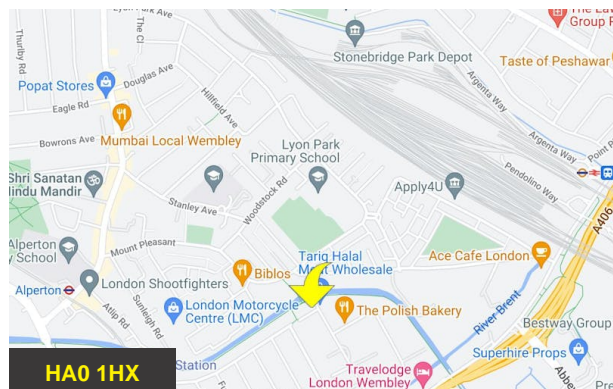
WOW Wembley comprises a selection of modern warehouse, office and workshop suites ideal of independent or start-up companies who wish to work in comfortable modern surroundings while projecting a professional image. Each unit is presented in shell condition with ready to customise to the users requirements. Loading is available via a shared loading bay.

## Location

WOW Wembley is situated at the northern end of Water Road near the junction of the A40 and A406 (North Circular), located approximately 6 miles west of Central London. The area has excellent transport links. The A406 provides direct access to the M4 (junction 1) approximately 3.5 miles to the south and the M1 (junction 1) 4 miles to the north. The A40 provides links directly with the M40 (junction 1) approximately 12 miles to the west. The area also has excellent public transport links with a number of London Underground stations within walking distance including Alperton (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo Line). Heathrow airport is approximately 11 miles to the west.

## Tenure

Leasehold on flexible terms.



## Viewing & Further Information



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