



- Industrial unit
- Available for part owner occupation plus investment
- Tailgate loading and drive in loading
- 3-phase power
- Low capital value of £236 psf
- 3 tenants
- Current income £107,000
- ERV £292,000

**Rarely Available
Freehold For Sale**

Contact Ian Archer
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**INDUSTRIAL UNIT 25,220 sq.ft
14,565 sq.ft VACANT / PART LET
FOR SALE**

**272 ABBEYDALE ROAD
WEMBLEY
HA0 1TW**

272 Abbeydale Road, Wembley, London HA0 1TW

Location

Situated within the Abbeydale Estate in Wembley, the property is within half a mile of the A406 and within 1 mile of Park Royal and Hanger Lane

Description

The property comprises a large detached factory on the Abbeydale Road industrial estate, divided in to several units, with part vacant and available for owner occupation or letting, and 3 units let out

Accommodation

The areas measured on a gross internal area basis are approximately:-

VACANT SPACE	DESCRIPTION	AREA	
		Sq. M	Sq. Ft
Ground – Unit V	Industrial – VACANT	173.7	1,870
Ground and Lower Ground – Unit X	Industrial – VACANT	766.7	8,253
1 st & 2 nd Unit X & Y	Office and storage – VACANT	412.8	4,443
Total		1,353.1	14,565
OCCUPIED SPACE	DESCRIPTION	AREA	
		Sq. M	Sq. Ft
Unit T	Industrial unit let to Maz Accessories. 5.55m / 18ft eaves height. Includes offices of 511 sq.ft	496.6	5,346
Unit U & part V	Industrial unit – lease assigned to 05 Group Ltd	200.4	2,157
Unit W	Industrial unit – being let to 05 Group Ltd	292.8	3,152
Total		2,342.6	25,220

272 Abbeydale Road, Wembley, London HA0 1TW



Unit V interior



Unit T



Unit X interior



Main front loading Unit X

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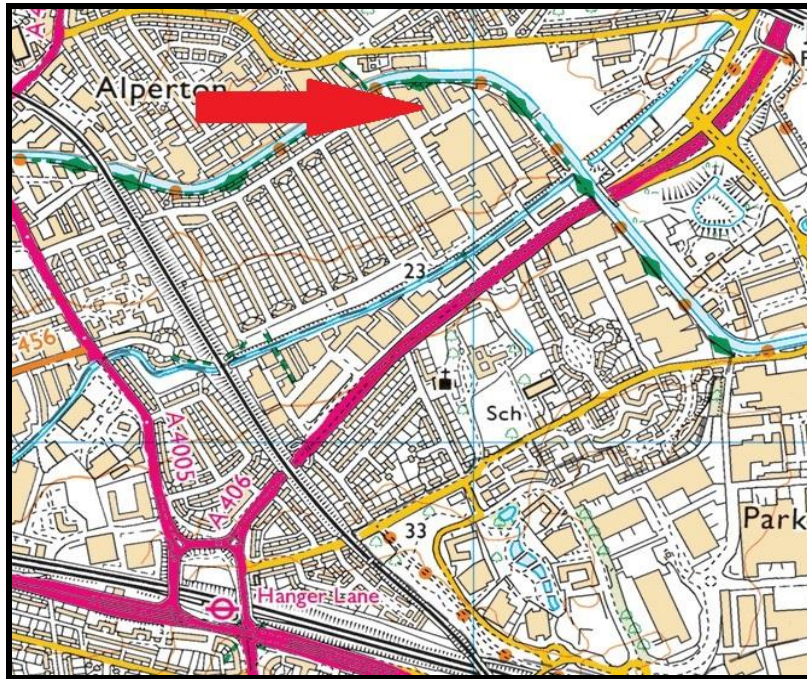
Lease Terms

The front unit and first and second floor offices are vacant and available for occupation. There are 3 other units currently either let or with a letting in the process of being completed as set out below

TENANCY SCHEDULE

Tenant	Demise	Area	Lease start	Lease end	Break	Rent review	Rent p.a.	Comments
Maz Accessories	Unit T	5,346 sq.ft	30.11.21	29.11.31	30.11.26 (mutual)	30.11.26	£52,000	Excluded from protection of L&T Act 1954. Schedule of Condition
O5 Group Ltd	Units U & part V	2,157 sq.ft	25.03.20	24.03.27	None	None remaining	£25,000	Excluded from protection of L&T Act 1954
O5 Group Ltd	Unit W	3,152 sq.ft	Under offer and lease to commence shortly	24.03.27	None	None	£30,000	Lease to be excluded from the L&T Act 1954
Total income							£107,000	
Vacant parts								
Unit V		1,870					£25,000	
Unit X & Y		12,696					£160,000	
		14,566					£185,000	Total ERV
Total potential rent							£292,000	

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2nd floor offices Unit Y



First Floor offices Unit X

Ownership

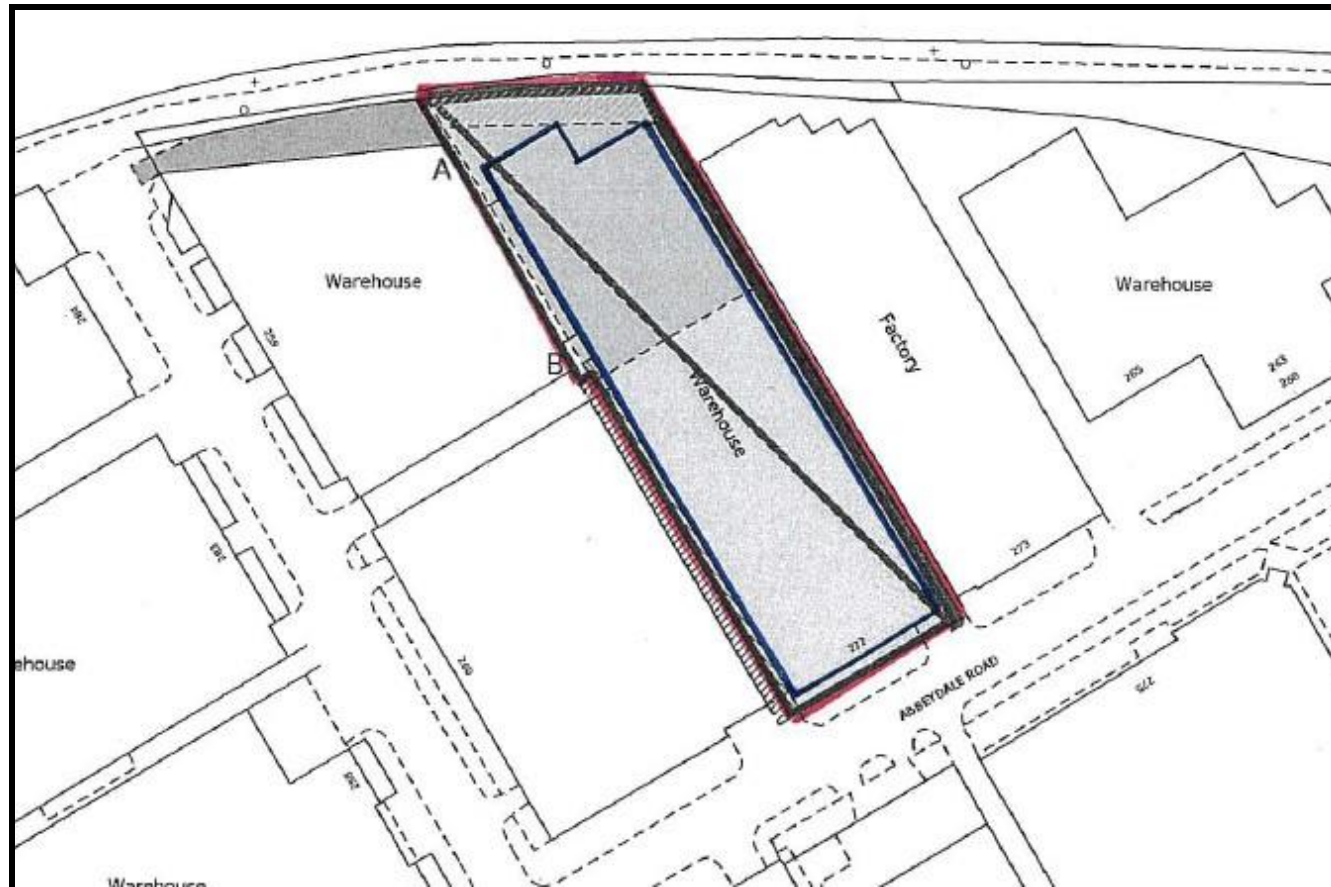
The property is to be sold freehold

Asbestos

Asbestos report available on request.

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Ownership plan



272 Abbeydale Road, Wembley, London HA0 1TW

EPC

Copies of EPCs are available upon application but they are a mix of B & C. However Unit W is to be assessed

Guide Price

We consider that the building provides potential for active management by letting or owner occupation together with immediate income

Offers invited in the region of **£5,950,000 (Five Million Nine Hundred and Fifty Thousand pounds)** for the freehold interest.

VAT

VAT is payable in addition although we believe that it should be possible for the sale to be treated as a Transfer of a Going Concern (ToGC) and therefore no VAT should be payable

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IMPORTANT NOTICE

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