



- Workshop/storage space - No parking
- Eaves height 5.3m (17ft 3")
- Recently replaced insulated roof
- Roller shutter loading door
- WCs

Ian Archer  
[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)  
01923 210733

Connor Harrington  
[connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)  
01442 220800



**Unit 30, Abbey Industrial Estate, Mount Pleasant, Wembley HA0 1NR**

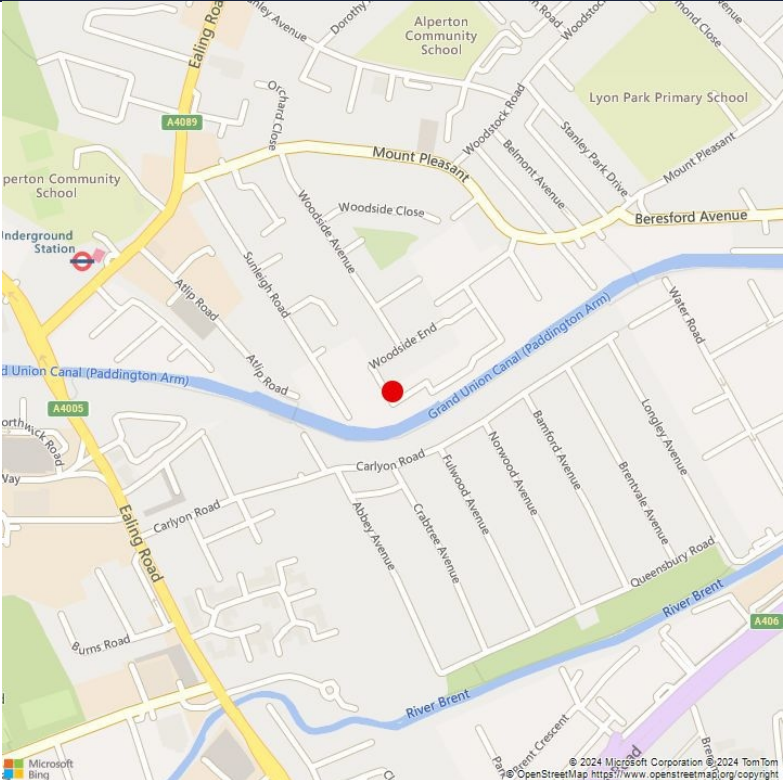
**Warehouse Unit Only - No Parking Included**

**Approx. 8,763 Sq Ft (814.08 Sq M) Plus Mezzanine 6,476 Sq Ft (601.6 Sq M)**

**For Sale/  
To Let**



Unit 30, Abbey Industrial Estate, Mount Pleasant, Wembley, Greater London, HA0 1NR



Description

The property comprises a self-contained unit within a larger complex. Unit 30 is a building with an eaves height of 5.3m, a roller shutter loading door, a small first floor office area, a large mezzanine floor suitable for goods storage and WCs at each end of the building. There is also a mezzanine storage area that can be removed.

Location

Situated within the Abbey Industrial Estate in Wembley

- M1 (Junction 1) 4.0 Miles
- A406 Hanger Lane 1.2 Miles
- M40 (J1a) 11.6 Miles
- Central London 8.0 Miles

Floor Area

GF Storage/Workshop	7,830 Sq Ft	727.41 Sq M
First Floor Offices	933 Sq Ft	86.68 Sq M
	<b>8,763 Sq Ft</b>	<b>814.08 Sq M</b>
Mezzanine Storage	6,476 Sq Ft	601.6 Sq M

PRICE/RENT

For Sale £950,000 or To Let for £75,000 per annum

Terms

The property is for sale freehold or a new lease is available for a term to be agreed subject to regular rent review to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

The current assessment for the whole building is £46,000, with rates payable of circa £22,954. However if it is split up then the assessment will need to be revised.

VAT

The Property is not elected for VAT and therefore is not payable on the price

Energy Performance Rating

Band D - 78

Viewings

Strictly by appointment via the joint agents  
Aitchison Raffety - Ian Archer  
01923 210733 -  
ian.archer@argroup.co.uk or  
Connor Harrington 01923 210733  
connor.harrington@argroup.co.uk

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