

COMMERCIAL PROPERTY CONSULTANTS  
33 CAVENDISH SQUARE, LONDON W1G 0PW  
TEL: 020 7493 8338 FAX: 020 7182 4100



## **FREEHOLD FOR SALE**

SINGLE STOREY WAREHOUSE / FACTORY WITH FIRST FLOOR OFFICES  
**10,400 SQ FT APPROXIMATELY (966 SQ M)**  
VARMA HOUSE, FIRST WAY, WEMBLEY, MIDDLESEX, HA9 0JD

---



### **LOCATION:**

The premises are situated in First Way, immediately behind Wembley Stadium, on the industrial estate. There is access to the North Circular Road (A406) from the estate and Wembley Park Underground Station (Jubilee & Metropolitan Lines) is approximately ½ mile.

**DESCRIPTION:**

The premises comprise a refurbished single storey brick and blockwork built warehouse / factory unit of steel frame construction, having a pitched roof incorporating translucent roof panels. A mezzanine floor has been constructed within the unit to provide additional storage and production facilities. The premises have a height to the underside of the steel trusses of approximately 21' and approximately 11' 6" to the underside of the mezzanine floor. There is strip lighting and a burglar alarm system.

Loading is by means of one concertina type door approximately 13' 3" high x 13' 9" wide.

Offices are provided at first floor level and comprise three private offices, an open plan area and a storage / filing area. The offices have the benefit of a suspended ceiling with category II lighting, air conditioning and underfloor heating. There are male and female wcs and a kitchen.

**ACCOMMODATION:**

Warehouse / Factory	7,600 sq ft approx	(706 sq m)
Reception / Canteen	800 sq ft approx	( 74 sq m)
First Floor Offices	<u>2,000</u> sq ft approx	<u>(186 sq m)</u>
<b>TOTAL</b>	<b><u>10,400</u> sq ft approx</b>	<b><u>(966 sq m)</u></b>

Mezzanine storage / production 4,150 sq ft approx (386 sq m)

**TERMS:**

Freehold for sale @ £1,250,000.

**RATES:**

RV: £50,500 @ 43.3 pence in the £ (2011/12) Payable: £21,866.50 pa

**LEGAL COSTS:**

Each side to be responsible for their own legal costs.

**VIEWING:**

Strictly by appointment through:

**DIAMOND ASSOCIATES  
33 CAVENDISH SQUARE  
LONDON  
W1G 0PW**

**TEL: 020 7493 8338**

Email: [gary@diamondassoc.co.uk](mailto:gary@diamondassoc.co.uk)

**SUBJECT TO CONTRACT**

(04/2011)

(VAT, where applicable, may be added to any rents and prices quoted)

[www.diamondassoc.co.uk](http://www.diamondassoc.co.uk)

---