

TO LET

PROMINENT CLASS E COMMERCIAL UNIT WITHIN MAJOR REGENERATION SCHEME

104 BERESFORD AVENUE , Wembley HA0 1QJ



Features

- 2,110 Sq Ft (196.02 Sq M)
- £37,950 Per Annum
- Class E Commercial Use
- Ground Floor Unit
- Dedicated Entrance
- New FRI Lease Available
- Adjacent to Tesco Express
- Overlooking Grand Union Canal

Summary

A rare opportunity to secure a newly built Class E commercial unit adjacent to Berkeley Homes' Grand Union development in Wembley. The wider scheme will ultimately provide approximately 3,350 new homes, creating a substantial and growing customer base for occupiers.

Extending to approximately 2,110 sq ft (196 sq m) NIA, the unit is offered in shell condition, allowing an incoming tenant complete flexibility to create a bespoke fit-out. Positioned adjacent to Tesco Express and close to Liberty Workspace, the property is suitable for a variety of retail, leisure, office, medical, fitness and other Class E uses, subject to any necessary consents.

This represents an excellent opportunity to establish a business within one of North West London's most significant regeneration schemes.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

The property is situated on Beresford Avenue, Wembley, overlooking the Grand Union Canal and benefiting from excellent connectivity across North West London. The area is well served by public transport, with Stonebridge Park Station (Bakerloo Line and London Overground) and Alperton Station (Piccadilly Line) both within approximately 15 minutes' walk. The location also provides convenient access to the A406 North Circular Road, A40 and Central London, making it readily accessible for staff, customers and deliveries alike.

Description

The property comprises a newly constructed ground floor Class E commercial unit extending to approximately 2,110 sq ft (196 sq m) NIA, with a 4.0m ceiling height. The premises are offered in shell condition with screeded floors, full-height glazed frontage and capped water and electricity services, providing an incoming occupier with the opportunity to undertake a bespoke fit-out. There is a service charge of £1,369.10 per annum payable by the tenant. The unit benefits from excellent natural light and a prominent position within this modern mixed-use development.

Tenure

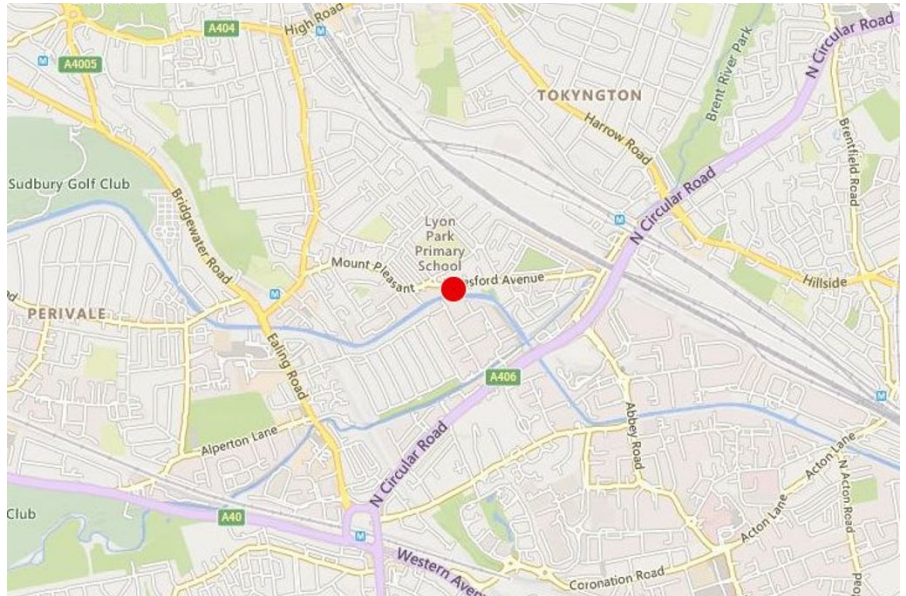
Leasehold

Terms

Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Business Rates

The property has not yet been formally assessed by the Valuation Office Agency. Interested parties are advised that business rates will become payable upon occupation and should make their own enquiries with Brent Council regarding their likely liability and any available reliefs.



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Planning

Under the new planning classification this property has a class E use and is suitable for retail, office, professional, medical, creche, wellness or gym.

VAT

VAT will be payable on the rent.

Legal Costs

Each party to bear their own legal costs.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

Archie Chamberlain 0208 429 6890
archie@chamberlaincommercial.com



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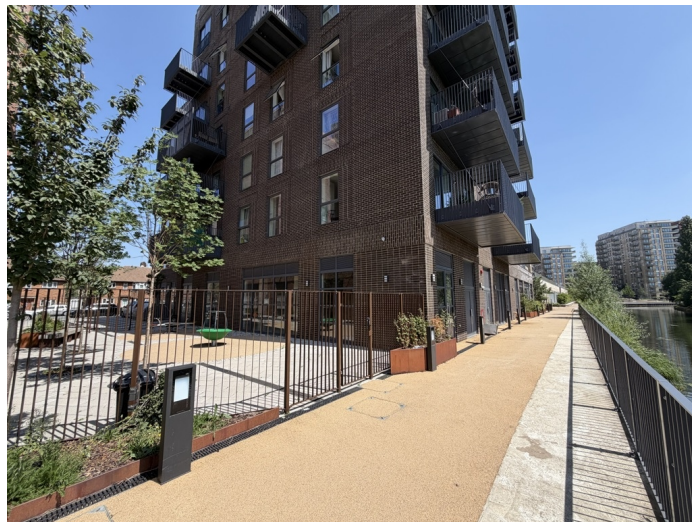
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