

# TO LET

## OPEN STORAGE DEPOT

**1.22 Acres (0.49 Ha)**

Office 4,328 SQFT - Workshop 2,682 SQFT



**CONCRETE HARD STANDING**

**POWER SUPPLY**

**WATER SUPPLY**

**DRAINAGE**

**EXTERNAL LIGHTING**

**SECURE GATED COMPOUND**

**ON-SITE OFFICES**

**ON-SITE WORKSHOP**

**24-HOUR OPERATION**

# GLOBAL HOUSE

**LAXCON CLOSE, WEMBLEY NW10 0HZ**

**DIRECT ACCESS TO THE NORTH CIRCULAR**

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# GLOBAL HOUSE

## LAXCON CLOSE, WEMBLEY NW10 0HZ



### Description

The open storage depot is laid in concrete hard standing, with galvanised perimeter fencing, and gated site access. The on-site accommodation comprises of a two storey office premises, single bay workshop and security cabin. The site benefits from flood lights, power, drainage and water.

### Location

The site is located off Laxcon Close, Wembley. Drury Way provides direct access to and from the A406, North Circular Road. The location provides excellent access to central London, north and west London.

### Accommodation

The site totals 1.22 acres (0.494 ha)

	Sq. M	Sq. Ft
Workshop	249.13	2,682
Office	402.06	4,328
Security Cabin	15.80	170

Gross Internal Areas. Measured in accordance with the RICS Code of Measuring Practice 6th Edition.

### Business Rates

Rateable Value, £180,000

### EPC

Available on request

### Terms

A new full repairing and insuring lease is available on terms to be agreed.

### VAT

VAT will be payable where applicable.

### Viewings & Further Information

#### DTRE

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