

TO LET / FOR SALE



UNITS 12, 13 & 14

Let as Whole or Individually | WHARFSIDE INDUSTRIAL ESTATE

Rosemont Road, Alperton, HA0 4PE

2,009 to 8,213 sq ft

Industrial / Warehouse | 6.1m to 7.7m Eaves | 3 Loading Doors | First Floor Offices | Alperton Station 2 min | Gated Estate

Location

Wharfside Industrial Estate is situated 0.5 miles from Hanger Lane with direct access to the A40 and A406 North Circular. Alperton Underground Station (Piccadilly Line) is a 2-minute walk. The estate benefits from canal frontage and proximity to Wembley.



DESCRIPTION

A modern warehouse/industrial facility situated on the Wharfside Industrial Estate. The units are of steel portal frame construction with block infills, metal cladding and steel pitched roof.

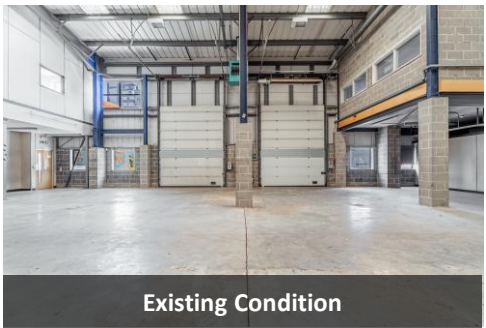
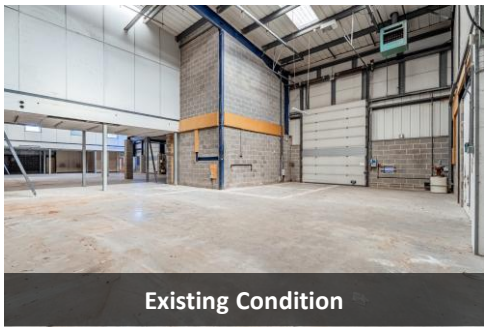
The property offers 6.1m clear eaves height, rising to 7.7m at the apex, with three electric level-access loading doors (one per unit). Each unit benefits from first-floor office accommodation, WC facilities and a 3-phase power supply.

The units are available individually or as a combined single unit, providing flexible accommodation from 2,009 sq ft up to 8,213 sq ft.

Available as-is or refurbished to a desired specification.

KEY FEATURES

 6.1M RISING TO 7.7M EAVES	 ELECTRIC LEVEL ACCESS DOORS	 3 PHASE POWER	 MEZZANINE FLOOR OFFICES	 9 CAR PARKING SPACES
 SECURE GATED ESTATE	 STEEL PORTAL FRAME CONSTRUCTION	 2 MIN WALK TO ALPERTON STN	 AS-IS OR REFURBISHED	 AVAILABLE NOW

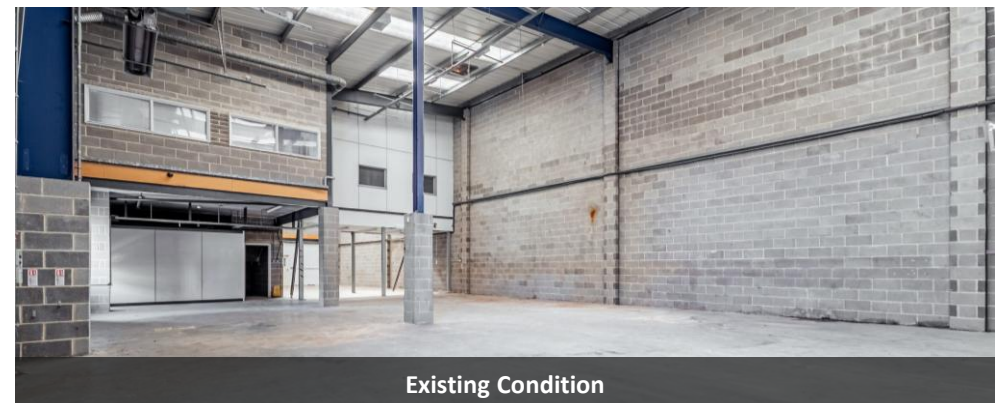
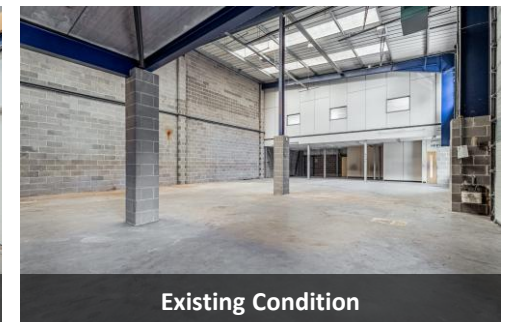
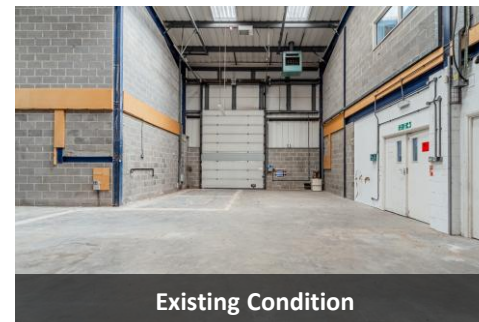
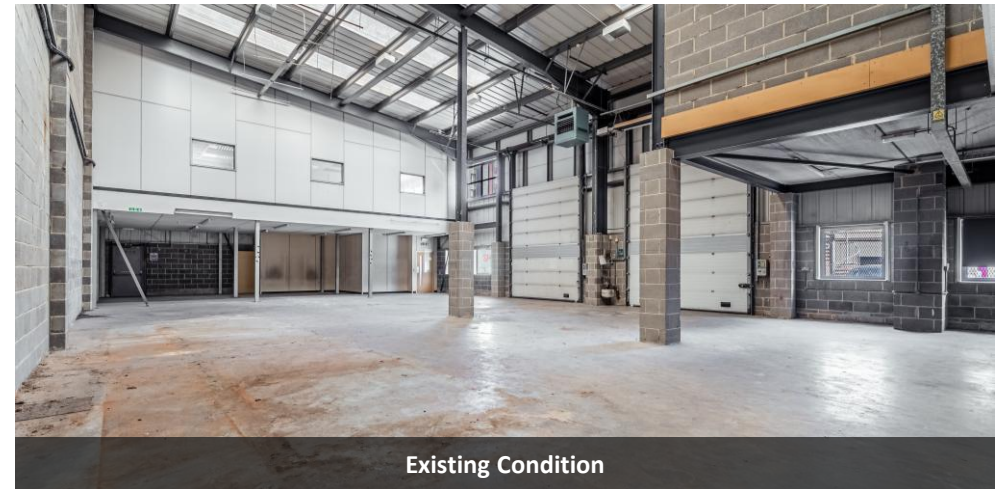


ACCOMMODATION

Unit	Sq Ft	Sq M
Unit 12	2,009	186.64
Unit 13	3,063	284.56
Unit 14	3,141	291.81
Combined Total	8,213	763.01

SPECIFICATION

Construction	Steel portal frame, block infills, metal cladding, steel pitched roof
Eaves Height	6.1m clear height rising to 7.7m at apex
Loading	1 x electric level access loading door per unit
Power	3 phase power supply
Offices	c.900 sq ft mezzanine available; can be reduced on request
Parking	8 dedicated parking spaces
Security	Gated estate; Security Guard on site; Internal shutters
EPC	On application



REFURBISHMENT SPECIFICATION

Bespoke refurbishment to occupier specification — delivered turnkey or to an agreed Cat A standard.



INDICATIVE CGI



INDICATIVE CGI



INTERIOR FINISHES

New carpet tile flooring, freshly decorated walls, suspended ceiling tiles, LED panel lighting and fitted kitchen facilities



WORKSPACE & AMENITIES

Modern desks and workstations, dedicated breakout areas, meeting rooms and kitchen throughout



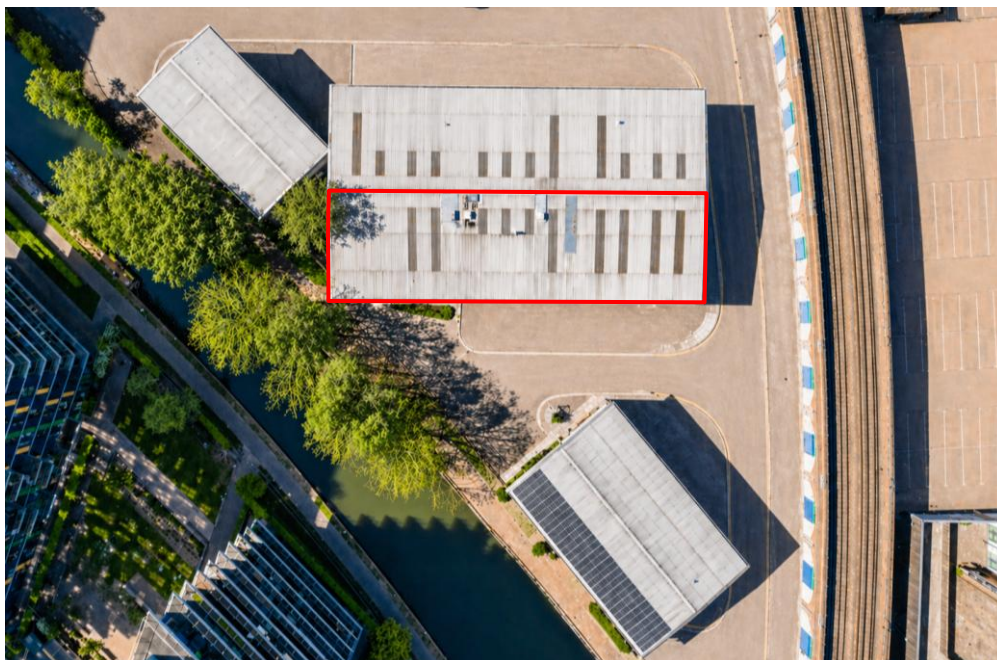
IT & CONNECTIVITY

Cat6 data cabling, Wi-Fi infrastructure, fibre broadband-ready, 3 phase power supply and new electrical distribution boards

Specification tailored to occupier requirements



INDICATIVE CGI



KEY DISTANCES

Alperton Underground Station	2 min walk
A40 Western Avenue	1 mile – 5 min drive
Central London	10 miles – 35 min drive
M4 Junction 2	6 miles – 15 min drive
M1 Junction 1	7.5 miles – 20 min drive
M25 Junction 15	13 miles – 20 min drive
Heathrow Airport	11 miles – 25 min drive

TERMS

Rent	On application
Rateable Value	On application
Service Charge	On application
EPC Rating	On application
Availability	Immediately

VIEWING & FURTHER INFORMATION

Callum Moloney
07815 692996
callum.moloney@logixproperty.com

Alex Kingston
07717 704 538
alex.kingston@logixproperty.com



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