

Alperton

Unit 284 Water Road

Middlesex

HA0 1HX

- **Freehold Industrial Investment**
 - Comprising a total of 1,485 sq m (15,984 sq ft)
 - Established industrial estate location
 - Located close to the North Circular Road (A406) and the Hanger Lane Gyratory
 - No VAT applicable
 - Reversion June 2012
 - Current Rent Reserved
- £90,500 pa**

EIGHT WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Alperton is a predominantly residential area located approximately 7 miles north-west of central London on the opposite side of the North Circular (A406) to Park Royal. The area benefits from good road and rail communications via the A406, A40 and A4005 and Alperton Underground Station (Piccadilly Line). The property is situated in an established industrial area on the western side of Water Road, just to the north of the North Circular Road (A406) and close to Hanger Lane Gyratory (Junction of the A406, A40 and Hanger Lane). Stonebridge Park Station (Bakerloo Line and Silver Link) and Alperton Underground stations are both nearby.

Description

The property is arranged on ground and one upper floor to provide a 3-bay semi-detached warehouse with 3.7 metre minimum eaves height and ground and first floor office accommodation to the front. Externally the property benefits from car parking to the front and a service/loading area to the side.

The property provides the following Gross Internal Areas:

Ground Floor Warehouse	1,241 sq m	(13,359 sq ft)
Ground Floor Office	122 sq m	(1,313 sq ft)
First Floor Office	122 sq m	(1,313 sq ft)
Total	1,485 sq m	(15,984 sq ft)

Tenancy

The entire property is at present let to SW TRADING LTD for a term of 25 years from 24th June 1987 at a current rent of £90,500 per annum exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 82 Alperton**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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