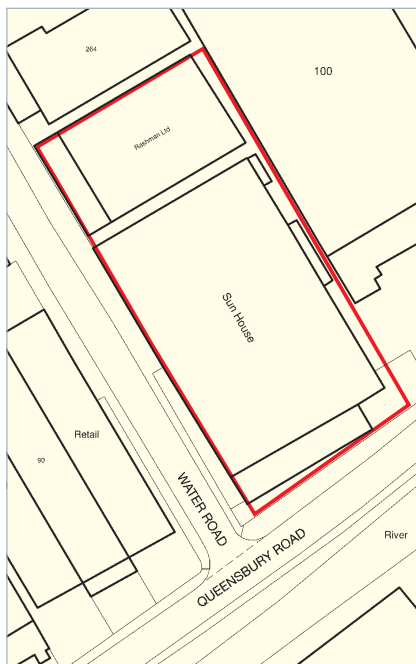


# Wembley

94-96 Queensbury Road  
Middlesex  
HA0 1QJ

- **Freehold Industrial Investment**
  - Established industrial location
  - Situated to the west of the North Circular
  - Let to Green-Works
  - Warehouse totalling 2,989 sq m (32,173 sq ft)
  - Reversion 2015
  - Current Rent Reserved
- £224,000 pa<sup>(1)</sup>**

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



NB. The plan is for identification only. © Crown Copyright, ES 100004106



## Tenure

Freehold.

## Location

The Greater London suburb of Wembley has a district population of approximately 255,000 and is a popular residential and important industrial location some 7 miles north-west of Central London. Wembley benefits from excellent communications and is accessed by the North Circular Road (A406) and the A40, one of the main arterial roads through West London connecting to the M40 and directly to the M25 some 10 miles to the west. The property is situated in an established industrial area to the north of the A406 (North Circular Road) approximately half a mile north of the Hanger Lane junction with the A40 at the junction of Queensbury Road and Water Road.

Occupiers close by include Katsons Brothers Ltd (who are the main occupiers in the immediate area), Caledonian Supply Company, NGLL, Hermols, Alexandra Motor Group and PBC.

## Description

The property comprises a substantial industrial building with purpose built two storey offices and WCs to the front on ground and first floors. The ground floor industrial element of the property benefits from an eaves height of approximately 3.90 metres (12' 10") and two roller shutter doors/dock levellers fronting Queensbury Road and two further roller shutter doors on Abbeydale Road. The property has a site area of approximately 0.037 hectares (0.91 acres) and approximately 12 car parking spaces fronting Queensbury Road.

The property provides the following gross internal accommodation and dimensions:

<b>Ground Floor</b>	<b>2,787.50 sq m</b>	<b>(30,005 sq ft)</b>
<b>First Floor</b>	<b>201.50 sq m</b>	<b>(2,167 sq ft)</b>
<b>Total</b>	<b>2,989.00 sq m</b>	<b>(32,172 sq ft)</b>

## Tenancy

The entire property is at present let to GREEN-WORKS for a term of 10 years from 7th January 2005 at a current rent of £224,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing covenants.

(1) We understand that the tenant have requested a rent concession to £160,000 per annum and are paying this concession to the Receiver's Managing Agents. The Receivers have not agreed to this rent concession and will leave it to the buyers to formalise.

## Tenant Information

Website Address: [www.green-works.co.uk](http://www.green-works.co.uk)

Green-Works, an award winning registered charity which maximises the re-use, recycling and re-manufacture of redundant office furniture and equipment to protect the environment, to create valuable employment and training opportunities and to make quality office items available at a low cost to the community sector and small businesses.

## VAT

Please refer to the Special Conditions of Sale.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

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

**Seller's Solicitor** Oliver Perez, DLA Piper UK LLP. Tel: 0207 153 7076 Fax: 0207 796 6361 e-mail: [oliver.perez@dlapiper.com](mailto:oliver.perez@dlapiper.com)



