

LOT
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By Order of The Trustees

269 Abbeydale Road, Wembley, Middlesex HA0 1TW

Guide Price: £1,150,000

FREEHOLD OFFICES AND FACTORY BUILDING WITH VACANT POSSESSION



This industrial building consisting of offices and factory with parking, is situated on a popular trading estate off the A406 North Circular Road. The site backs onto the Grand Union Canal. Further good road links serve the area including the M1, M4 and M40, all providing easy access to the M25. We understand that the building has been let at £73,000 per annum although it is becoming vacant on 30th November 2016 and will be sold with full vacant possession and completion taking place after this date. The factory has two bays and a further one at the back and is built of brick under a corrugated pitched roof. The site is approximately 0.411 acres in size and offers approximately 8,346 sf of factory and 3,885 sf of offices. The front part of the property is over three floors. The building will be of interest to owner occupiers and investment purchasers.

ACCOMMODATION

Factory Internal Gross Area approximately 8,346 sf (775.36 sq m)
Offices Net internal Area approximately 3,885 sf (360.9 sq m)
Outbuildings approximately 628 sf (58.34 sq m)

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 0208 937 1234 The property is rated jointly with building numbers 268b/c, 270 and 271 and will need to be split accordingly.

VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN