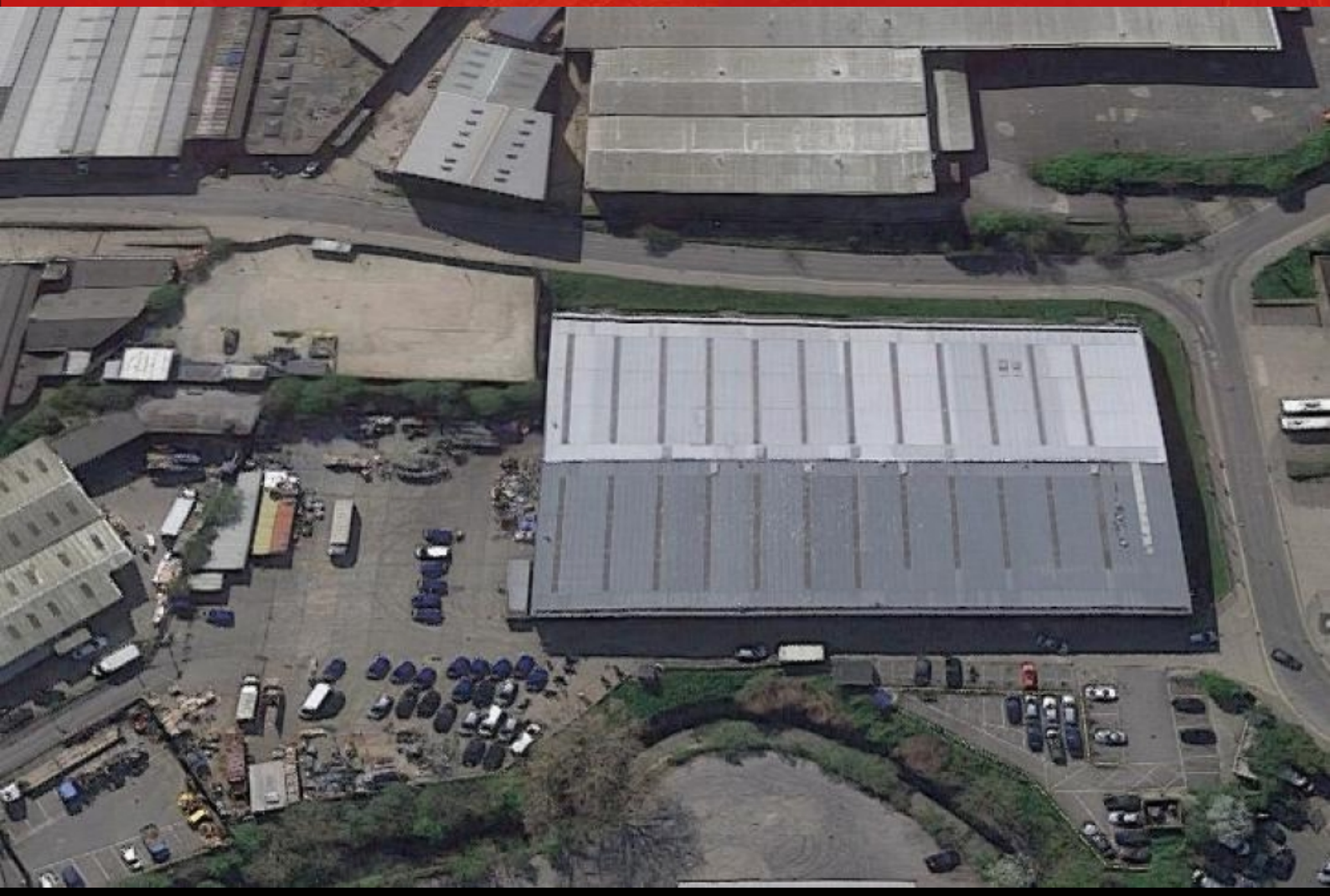


To Let

Euro House, Fulton Road, Wembley Industrial Estate, Wembley, Middlesex, HA9 0TF

58,086 sq ft (5,396.36 sq m) GIA

- SHORT TERM
- The warehouse sits on a site of 2.758 acres
- Industrial/Warehouse Unit
- 9.15m height at apex
- Self-contained and gated



Location

The property is situated on Fulton Road within the established Wembley Industrial Area, with access to the rear also via Fourth Way. The North Circular (A406) is within close proximity which provides good dual carriageway access to the M1, A40, M40, M4 and M25. Neasden Station (Jubilee Line) and Wembley Park Station (Metropolitan Line/Jubilee Line) are both located within approx. 1 mile.

Description

The property is a self-contained detached warehouse building of steel portal frame comprising of ground floor warehouse with integral offices at ground and first floor. The warehouse sits on a site of 2.758 acres.

Amenities

- 3 Loading doors
- 6.1m clear height rising to 9.15m at apex
- Gas heating to warehouse
- Lighting to warehouse
- Self-contained and gated
- 2 access points (via Fulton Road and Fourth Way)

Accommodation

On a GIA basis.

Description	Sq Ft	Sq M
Warehouse	49,969.45	4,642.31
Ground Floor Offices	3,961.20	368.01
First Floor Offices	4,155.60	386.07
TOTAL	58,086.25	5,396.39
Mezzanine	49,969.45	4,642.30

VAT

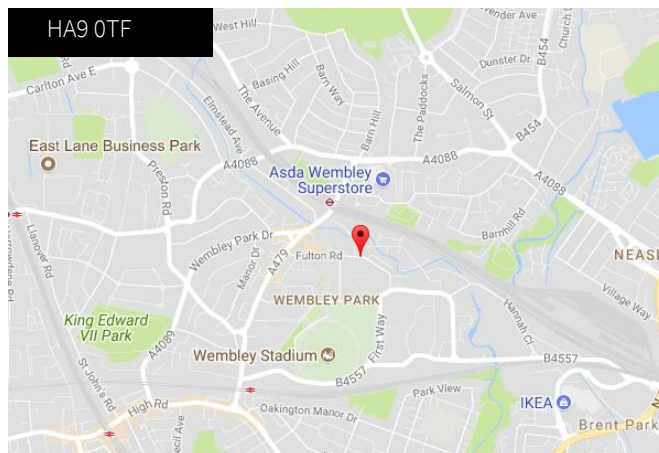
All prices, premiums and rents etc are quoted exclusive of VAT.

EPC

This property has been graded as 51 C.

Rent

Available on Request



Contacts

JLL

Melinda Cross

+44 (0)208 283 2591

Melinda.Cross@eu.jll.com

JLL

James Miller

0207 087 5764

James.Miller@eu.jll.com

Telsar Ltd

Dipesh Patel

01895 819910

dp@telsar.co.uk

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.