

Offices



CONFIDENTIALLY AVAILABLE

TO LET

14,276 sq.ft. (1,326 sq.m.)

RENT

On application.

KEY FACTS

- Self-contained
- On-site parking
- Easy access to A406 North Circular Road
- Goods lift
- Suspended ceilings
- Underfloor and perimeter trunking
- Male & female WCs



Wembley – 19 Heather Park Drive, HA0 1SS

Floor Areas (approx. NIA)	sq. ft.	sq m
Ground floor office	7,110	660
Ground floor reception	632	59
First floor office	6,534	607
TOTAL	14,276	1,326

LEGAL COSTS

Each party is to pay its own legal costs.

VAT

The property is elected for VAT.

RATES

Rateable Values (2017 List)

Ground floor (front): £44,750

Uniform Business Rate Multiplier (2017-2018) 46.6 pence

Ground floor (rear & 1st floor): £148,000

Uniform Business Rate Multiplier (2017-2018) 47.9 pence

TERMS

The property is available to lease for a minimum term of 10 years, subject to an upwards only rent reviews at 5 yearly intervals.

SERVICE CHARGE

N/A

EPC

Ground floor: To be confirmed.

First floor: C: 64.

A full certificate is available on request.

Transaction • Management • Performance

DESCRIPTION

19 Heather Park Drive is a self-contained; two storey office building on a self-contained site with secure parking for a minimum of 28 cars.

The property provides predominantly open plan office accommodation on two floors; this has been sub-divided to create a number of self-contained offices and working areas. There is a double height reception area at the eastern end of the property, which has been upgraded to a good standard.

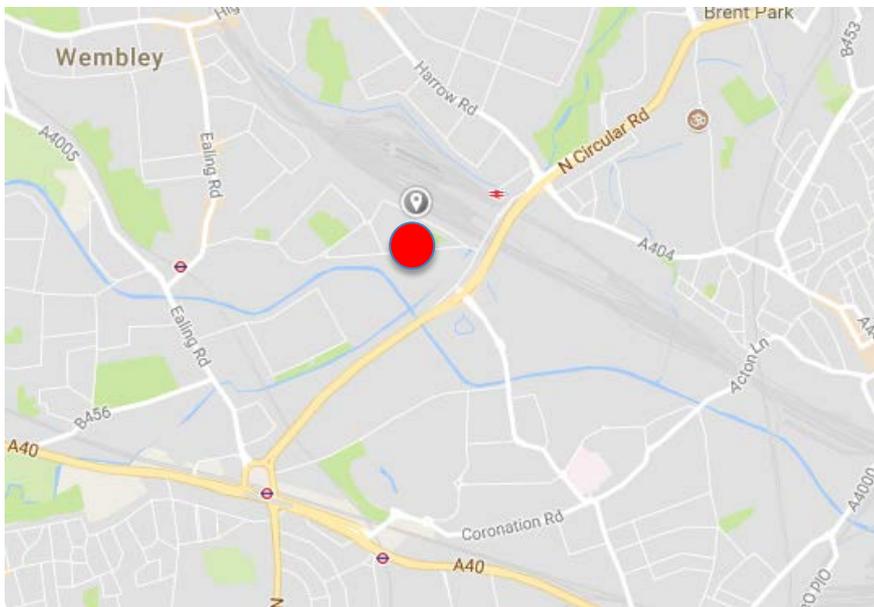
IMPORTANT NOTES

1. The property is NOT for sale.
2. The property is confidentially available and, due to staff sensitivities, further enquiries must be directed via the letting agents only.

LOCATION

19 Heather Park Drive is located approximately ½ mile from the A406 North Circular Road. The property sits within a mixed commercial and residential area accessed via Beresford Avenue.

The nearest stations are Stonebridge Park (Bakerloo and Overground), Alperton (Piccadilly), Wembley Central (Bakerloo and Overground) and Hangar Lane (Central).



VIEWING & FURTHER INFORMATION

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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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