



## EDC House, Fifth Way

Wembley, HA9 0DE

**Warehouse facility located  
on secure self-contained site**

**12,578 sq ft**  
(1,168.53 sq m)

- Prominently located within the Wembley Stadium regeneration area
- Detached, self-contained, securely gated site
- Excellent road & rail transport links
- Close proximity to the Wembley Designer Shopping Outlet
- Max eaves height 7m
- Loading door (H: 2.7m – W: 3m)
- Ancillary office/trade counter

accommodation

- Ample on-site parking
- Additional unused land to rear
- Suitable for redevelopment (STPP)



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## Summary

Available Size	12,578 sq ft
Price	Offers in excess of £4,500,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The site comprises a stand alone, secure, fenced and gated warehouse facility which is arranged over the ground floor level with access directly off Fourth Way. The warehouse area is of steel truss construction to a pitched roof with ancillary offices and trade counter to the front of the building. The site is well suited for owner occupation or for future redevelopment subject to obtaining the necessary planning consents.

## Location

The property is prominently situated on Fifth Way in the heart of the Wembley Industrial area. The A406 North Circular Road and the A40 Western Avenue are within a short distance of the premises, providing access to central London to the east via the Hanger Lane Gyratory and the M40 and M25/M4 motorway network to the west. The area is well served by public transport, Wembley Stadium (Chiltern Line) and Wembley Park (Jubilee & Metropolitan Lines) Railway Stations are each within approximately 10 minutes' walking distance of the premises providing a regular service into Central London. A number of bus routes passing close to the premises.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	9,929	922.43	Available
Ground - Office	2,649	246.10	Available
1st	1,371	127.37	Available
1st - Warehouse office	385	35.77	Available
<b>Total</b>	<b>14,334</b>	<b>1,331.67</b>	

## Tenure

Freehold available by way of two titles under land registry title numbers:

(1) NGL598486, (2) NGL808844

A share sale of the company which owns the property may also be considered.

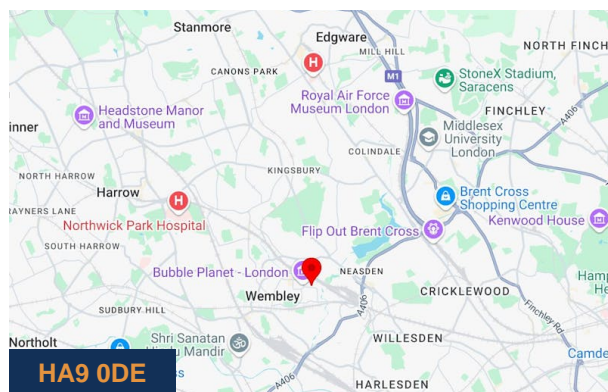
## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Video

- EDC HOUSE, FIFTH WAY, WEMBLEY, HA9 0DE - MARKETING VIDEO -

<https://vimeo.com/1005854027?share=copy>



## Viewing & Further Information



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