

# Unit 1 Axis, 40 Athlon Road Alperton, HA0 1YT

Former Secure Cash Storage Facility - 10,783 Sq. Ft.



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## Description

The unit is an end of terrace industrial / warehouse unit of steel portal frame construction with block work elevations under a pitched roof with a secure yard, and a sliding electric gate. The unit is accessed via three full height electrical roller shutters with a separate personal entrance to the ground floor office area. Internally the accommodation comprises a ground floor industrial area and first floor offices, kitchenette and welfare areas. The warehouse area benefits from a clear height of 5.6 m to underside of eaves. WC facilities are available on the ground and first floors. The unit benefits from all mains services including 3 phase power.

The property was a Loomis Ltd cash facility which will be refurbished in due course, however the current fit out includes high security measures. Layout and detailed security information can be provided upon request.

Unit 1 can be refurbished to a standard specification or to a tenants specific requirements immediately.

## Location

Unit 1 is prominently situated fronting Athlon Road adjacent to Metropolitan Police station and Golden Tour Buses. The property has excellent vehicle access to A40 Western Avenue and walking distance from Alperton and Hanger Lane Underground Stations (Piccadilly and Central Lines). It is located in an Established Logistics / Industrial Area in West London.

## Amenities

- 2 x strong rooms
- 2 x secure internal loading bays
- Steel security ceiling mesh
- Hard wired security measures including CCTV
- Full details of security equipment available on request
- 5.6 m to underside of eaves
- 3 level loading doors 4.2m (w) x 5.5m (h)
- Secure 25 m deep yard
- 2 m high security fence
- Ample on site parking
- Welfare and kitchen facilities
- 24x7 Access
- 3 phase power
- All main services

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### Site Plan

Not to scale, indicative only



### Accommodation (GEA)

Description	sq ft	sq m
Ground	9,881.7	918.04
First Floor	901.05	83.71
<b>Total</b>	<b>10,782.75</b>	<b>1,001.75</b>

### Rent

Please contact sole agents for the quoting rent.

### Rates

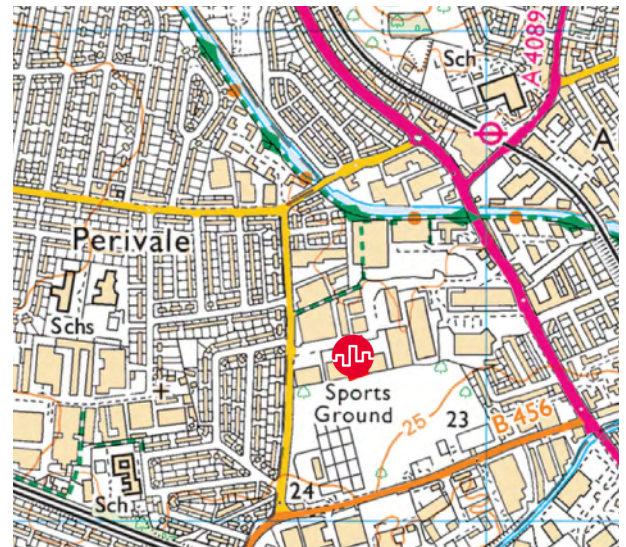
From 1st April 2023, the rateable value of the property is £91,000 per annum. Interested parties are advised to contact the Local Authority or the VOA website to confirm exact rates payable.

### EPC

Rating of C 57 - a copy of the EPC is available upon request.

### Location Plans

Not to scale, indicative only



### Connectivity

Alperton	0.4 miles
Hanger Lane	0.8 miles
A40 Western Avenue	1 mile
A406 North Circular	1 mile
Central London via A40	7 miles

### Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

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