

lot 34

28A Popin Business Centre, Wembley Middlesex HA9 0HF

Vacant
Possession

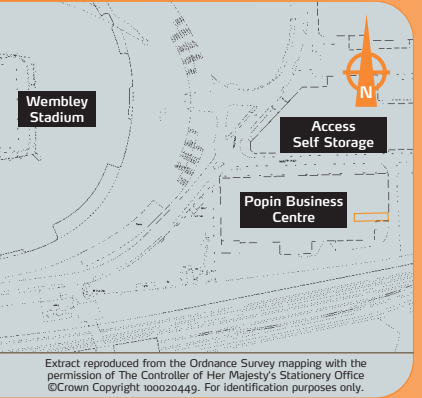
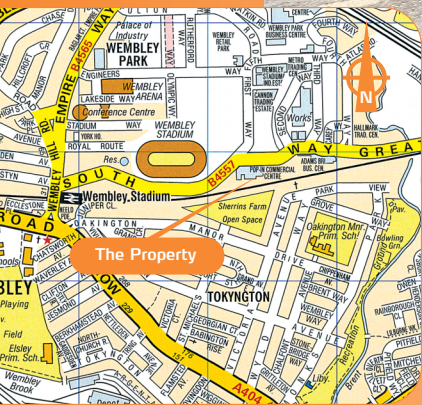
Freehold Office/Workshop Unit next to
Wembley Stadium

- Popular business centre location within 150 metres of Wembley Stadium
- Located just off South Way (A404) with excellent links to the North Circular (A406)

- Nearby occupiers include Shield Security Doors, JSP Aluminium and Gotek Packaging
- Total approximate floor area of 464 sq m (5,019 sq ft)
- Six Week Completion Period Available



On the Instructions of J Pitt
and B Moon acting as
Joint LPA Receivers



Location

Miles: 4 miles south-east of Harrow
6.8 miles north-west of Hyde Park
Roads: A404, A406 (North Circular), A40
Rail: Wembley Stadium Rail, Wembley Central Rail,
Underground (Bakerloo) and Overground
Air: Heathrow International Airport

Situation

The property is situated within the established Popin Business Centre on the southern side of South Way (A404) within 150 metres of Wembley Stadium. Nearby occupiers include Shield Security Doors, JSP Aluminium and Gotek Packaging.

Description

The property comprises workshop, office and storage accommodation over ground and first floors. The property also benefits from gas-fired central heating and part air conditioning.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will only be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Office	43.01 sq m	(463 sq ft)	VACANT POSSESSION
	Workshop	52.26 sq m	(563 sq ft)	
	Warehouse	117.52 sq m	(1,265 sq ft)	
First	Workshop	116.35 sq m	(1,252 sq ft)	
	Warehouse	90.42 sq m	(973 sq ft)	
Totals		419.56 sq m	(4,516 sq ft)	

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Addleshaw Goddard
Milton Gate, 60 Chiswell Street, London EC1Y 4AG.
Tel: +44 (0)20 7160 3109.
Email: monica.duggal@addleshawgoddard.com
Ref: Monica Duggal.