



Freehold

494-496 Honeypot Lane, Stanmore, Middlesex, HA7 1JR

Prominent Warehouse / Industrial Unit
15,775 sq ft



- **1960s build**
- **Detached unit**
- **Highly visible frontage along Honeypot Lane**
- **Good links to North Circular, Wembley and the M1**

Location

The property is situated on the east side of Honeypot Lane in northwest London. Honeypot Lane provides one of the major highways through northwest London providing links between the North Circular (A406) at Wembley to the south and the M1 motorway to the north east. Queensbury tube station is located a mile to the southeast, providing a link via the Jubilee Line to Central London and Canary Wharf. The property is situated within an established small commercial area on the eastern side of Honeypot Lane.

Description

The purpose-built single storey double-bay warehouse is situated to the rear of two-storey offices. The warehouse has brickwork walls, with glazed panels throughout and a steel truss pitched roof and an eaves height of 3.27m. The centrally heated offices front onto Honeypot Lane and are of brickwork construction under a flat roof, with double glazed windows.

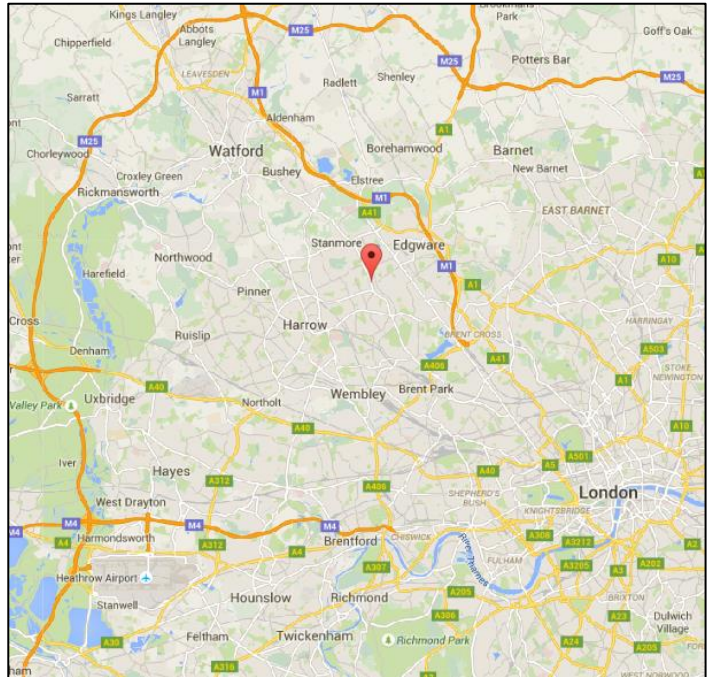
Mezzanine level offices have been added into the building within the steel truss roof structure of the warehouse. To the rear there is a small yard which can be accessed from the side of the warehouse.

Approximate Floor Areas

Description	Sq. Metres	Sq. Feet
Warehouse	1115.77	12,010
Mezzanine	349.78	3,765
Total:	1635.89	15,775

Price

On application



Energy Performance Certificate

An EPC has been commissioned, please contact BNP Paribas for further information.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

According to www.voa.gov.uk the rateable value of the property is £69,000. Prospective tenants should make their own enquiries with Harrow Council to verify the current rates payable.

Viewing

For further information please contact the sole agents:

BNP Paribas Real Estate

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SUBJECT TO CONTRACT