

# 29 & 59 Hallmark Trading Estate Fourth Way, Wembley, HA9 OLB



On the instructions of Law of Property Act Receivers Philip Watkins and Philip Armstrong of Vantis Business Recovery

## Headquarters Industrial / Warehouse Unit 29,216 sq ft (2,714 sq m)

- Warehouse and offices 27,512 sq ft (2,556 sq m)
- Self contained workshop 1,701 sq ft (158 sq m)
- Suitable for manufacturing, storage and distribution
- Close to A406 North Circular, M1 and A40/M40
- Freehold For Sale

**Edward  
Symmons**

**020 7955 8454**

[www.edwardsymmons.com](http://www.edwardsymmons.com)



### Situation

Situated within the Hallmark Trading Estate, on the eastern side of Fourth Way close to Wembley Stadium. The A406 North Circular is approximately 0.75 miles from the property and provides a direct link to the M1 (J1) towards the North and the A40 at Hanger Lane towards the South.

Wembley Stadium Station and Neasden and Wembley Park Underground Stations are within walking distance.

### Description

Unit 29 comprises a warehouse with steel clad brick elevations under a steel truss roof providing warehouse accommodation over ground and first floors with the benefit of two loading doors. Office accommodation is provided at first floor level and provides a number of offices together with kitchen and WC. The warehouse has 12'8" (3.85 m) and 11'5" (3.50 m) headroom over the ground and first floors respectively.

Unit 59 is a detached workshop of steel frame construction with part brick, part corrugated elevations under a pitched roof. The building benefits from a full width concertina loading door, wc facilities and additional storage towards the rear. The unit has an eaves height of 14'9" (4.53 m).

### Floor Areas

All gross internal floor areas are approximate

#### Unit 29

Ground Floor Warehouse	13,759 sq ft	1,278 sq m
First Floor Warehouse	11,969 sq ft	1,112 sq m
First Floor Office	1,790 sq ft	166 sq m
<b>Total</b>	<b>27,512 sq ft</b>	<b>2,556 sq m</b>

#### Unit 59

Workshop	1,507 sq ft	140 sq m
Storage	194 sq ft	18 sq m
<b>Total</b>	<b>1,701 sq ft</b>	<b>158 sq m</b>



### Tenure

Freehold

### Price

Offers are invited in the region of £1,700,000 for the benefit of the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

### Legal Costs

Each party shall bear its own costs.

### Viewing

Contact: Bertie Foster-Ward or Ian Bell  
 (bertie.foster-ward@edwardsymmons.com)  
 (ian.bell@edwardsymmons.com)

Tel: 020 7955 8454  
 Fax: 020 7403 1947

May 2010

**2 Southwark Street, London Bridge, London SE1 1TQ**

#### Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.