



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**104 Beresford Avenue,
Wembley HA0 1QJ**

CLASS E COMMERCIAL SPACE, NEIGHBOURING TESCO

AVAILABLE TO RENT

(196 SQM / 2,110 SQFT)

Summary

- **Size:** 196 sq m / 2,110 sq ft (NIA)
- **Use:** Class E - suitable for a wide range of users including gym, cafe or medical/health services
- **Condition:** Presented in shell finish with screeded floors, full height glazing, and capped services (water & electricity)
- **Location:** Beresford Avenue overlooking the Grand Union Canal
- **Rent:** £37,950 per annum (£18psf), exclusive, on a new FRI lease
- **Service Charge:** £2,467.74 per annum

Description

This brand-new commercial unit forms part of a high-quality, residential-led scheme delivering 100 new homes.

Located on the ground floor, the property enjoys a prominent street frontage with a fully installed shopfront.

The space is presented in shell condition with capped utilities (water and electricity), providing flexibility for an occupier to complete a bespoke fit-out to suit their requirements.

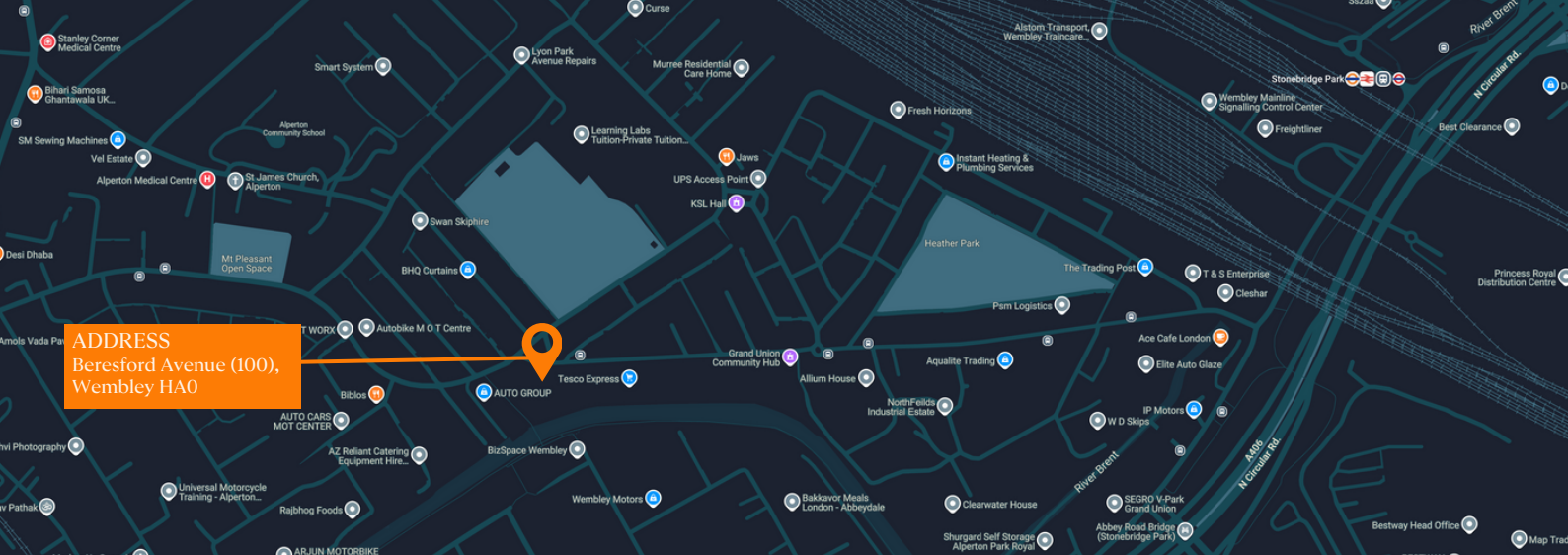
With Class E planning use, the unit accommodates a wide range of potential occupiers and business types.

Location

Beresford Avenue lies on the south side of Abbey Road, Wembley, adjacent to Berkeley Homes' Grand Union development delivering 3,350 new homes.

The unit sits beside the newly opened Tesco Express and Liberty Workspace — a co-working hub focused on wellness operators.

Excellent transport links with Stonebridge Park (Overground) and Alperton stations both within a 15-minute walk of the property.



Service Charge

An annual service charge is payable, currently estimated at **£2,467.74 per annum** for the 2025–2026 budget year.

Business Rates

The property is yet to be formally assessed by the Valuation Office Agency (VOA).

Interested parties are advised that **business rates will become payable upon occupation**. For an accurate estimate, we recommend contacting Brent Council directly.

Floor Plan

A detailed measured plan is available on request.

Terms

To Let: £37,950 per annum (£18psf) exclusive (FRI lease).

VAT: Is NOT applicable.



CONTACT US



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