



17 Quad Road

East Lane Business Park, Wembley, HA9 7NA

Open plan warehouse unit located in a secure estate with 4.1 minimum eaves height rising to 5.4m at the roof apex.

13,877 sq ft
(1,289.22 sq m)

- Close Proximity to A40/A406
- Secure gated estate with 24 hour access and security
- Established industrial location
- Open plan layout
- Fluorescent strip lighting
- Roller shutter door (w:4.0m x h:4.7m)

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Summary

Available Size	13,877 sq ft
Rent	£12.00 per sq ft
Business Rates	TBC
Service Charge	£13,776 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
Unit - 17	13,774	1,279.65	-	On Application	Available
Total	13,774	1,279.65			

Description

The premises comprise a brick built open plan warehouse unit to a pitched roof within a securely gated estate. Access is provided via an electric roller shutter door serviced by a dedicated loading bay.

Location

Located within East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away at North Wembley station. The business park is also easily accessible by car via the M25, M1 and M40 motorways.

Terms

The Unit is available by way of new lease for a term by arrangement.



Viewing & Further Information



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