

## 5 Boundary Road

East Lane Business Park, Wembley, HA9 7NA

**Concrete pillar warehouse  
unit with 4.3 clear eaves  
height**

**4,626 sq ft**  
(429.77 sq m)

- Concrete floor
- Water supply
- Electric roller shutter
- W/C
- Estate parking
- 3 phase power & gas

# 5 Boundary Road, East Lane Business Park, Wembley, HA9 7NA

## Summary

<b>Available Size</b>	4,626 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£12,724.50 per annum
<b>Rateable Value</b>	£25,500
<b>Service Charge</b>	£1.70 per sq ft
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The unit comprises a ground floor concrete pillar warehouse unit with a 4.3 m eaves height. The unit has the benefit of W/Cs, an electric roller shutter, 3 phase power & gas and communal parking.

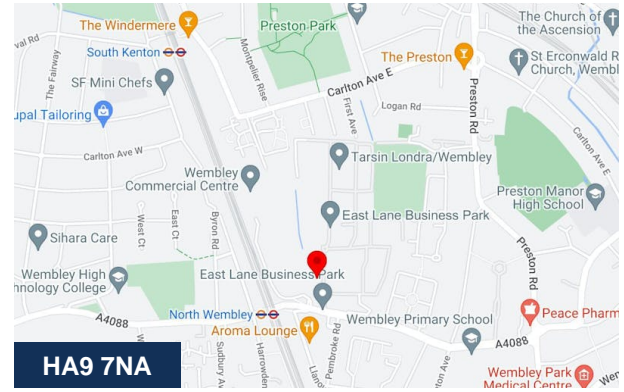
## Location

The property is located on Boundary Road in East Lane Business Park and 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,626	429.77	Available
<b>Total</b>	<b>4,626</b>	<b>429.77</b>	



## Viewing & Further Information



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