



15 Quad Road

East Lane Business Park, Wembley, HA9 7NA

Ground Floor Light Industrial Unit To Let

2,872 sq ft
(266.82 sq m)

- Close Proximity to A40/A406
- Secure gated estate with 24 hour access and security
- Established industrial location
- Open plan layout

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Summary

Available Size	2,872 sq ft
Rent	£58,884 per annum
Business Rates	Upon Enquiry
Service Charge	£4,884 per annum
VAT	To be confirmed
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	Availability
Ground	2,872	266.82	Available
Total	2,872	266.82	

Description

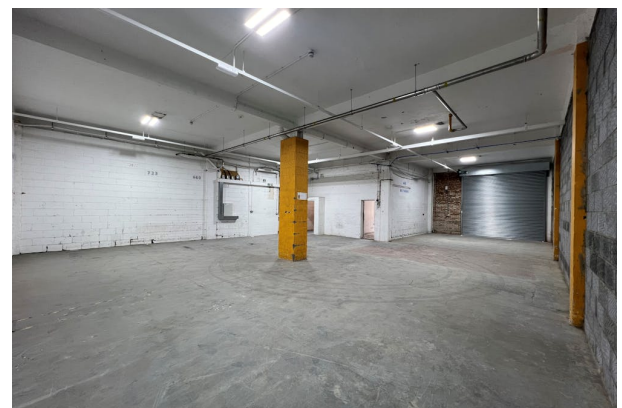
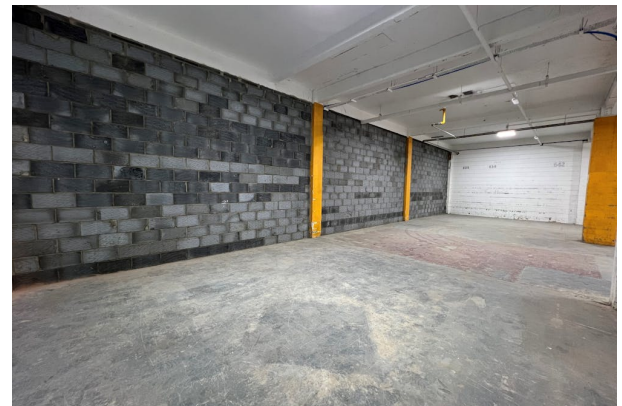
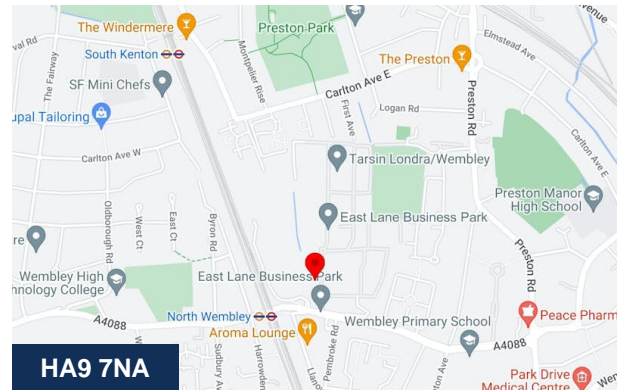
The premises comprises a brick built open plan warehouse with concrete floor, 3 phase power, 4.2m eaves height, built in W/Cs and a dedicated loading bay to the front of the unit.

Location

Located within East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground (Bakerloo line) 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



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508

lily@davidcharles.co.uk

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