



Secure open yard in East Lane Business Park, Wembley to let -  
4,125 sqft @ £12 psf

## COMPOUND 1 ROSTI

East Lane Business Park, Wembley,  
HA9 7NQ

Land

# TO LET

**4,125 sq ft**  
(383.23 sq m)

- Manned onsite security 24/7 & CCTV
- Power & water supply
- Close Proximity to A40/A406
- Secure gated estate with 24-hour access
- Not suitable for car sales
- Available November 2023

# Compound 1 Rosti, East Lane Business Park, Wembley, HA9 7NQ

## Summary

<b>Available Size</b>	4,125 sq ft
<b>Rent</b>	£12.00 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Included in the rent
<b>EPC Rating</b>	Upon enquiry

## Description

Secure open compound spaces available to let in East Lane Business Park with flexible terms available from 1 year. Close to North Wembley station and located within a gated estate with 24-hour access.

The yard benefits from water and electric hook ups, excellent access, hard standing floor, on site security. Larger yard space is also available in the same estate of up to 50,000

The yard would benefit a wide range of uses subject to the landlords consent, however would not be suitable for the motor trade or leisure uses.

## Location

East Lane Business Park is a 36 Acre Commercial Business Estate located in the heart of Wembley, London. Located a short distance from Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner) and the M40 Motorways. This makes East Lane Business Park a great location for any business.

Competitive rents and flexible rental agreements combined with the excellent location provide the perfect ingredients for an ideal base for all types of businesses. Lease Agreements are contracted outside the provisions of the Landlord and Tenant Act 1954.

## Accommodation

The accommodation comprises of the following

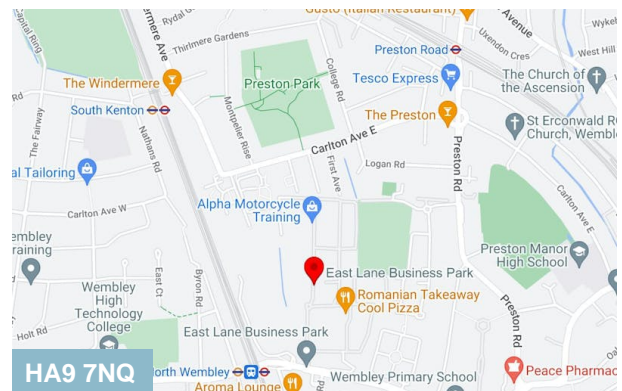
Name	sq ft	sq m	Availability
Ground	4,125	383.23	Available
<b>Total</b>	<b>4,125</b>	<b>383.23</b>	

## Viewings

Strictly via arrangement with Dutch and Dutch.

## Terms

A new lease for a term by arrangement Outside the Landlord and Tenant Act 1954.



## Viewing & Further Information



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