



Refurbished warehouse to let in East Lane Business Park

17 LUMEN ROAD

East Lane, Wembley, HA9 7RE

Industrial
TO LET

1,442 sq ft
(133.97 sq m)

- Secure gated estate with 24-hour access and security
- Estate parking
- Close Proximity to A40/A406
- Dedicated loading bay
- 3 phase power (100 amps per phase)
- 3.3m ceiling height
- 35mm gas supply

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,442 sq ft |
| Rent | £22 per sq ft |
| Rates Payable | £6.53 per sq ft |
| Rateable Value | £17,250 |
| Service Charge | £1.71 per sq ft |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|------------------------------|--------------|---------------|--------------|
| Ground - Open Plan Warehouse | 1,442 | 133.97 | Available |
| Total | 1,442 | 133.97 | |

Description

Open plan warehouse available to let in East Lane Business Park, North Wembley within a secured and bustling gated estate. Access is provided via a roller shutter (Dimensions: 3.1m x 3.1m) with separate customer entrance and serviced by a dedicated loading bay. The estate offers 24-hour security & 24-hour access and estate parking.

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.

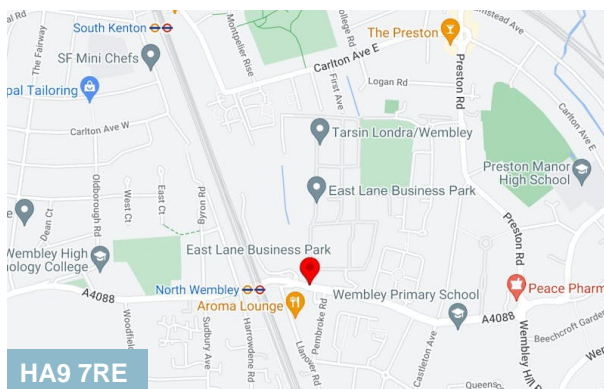
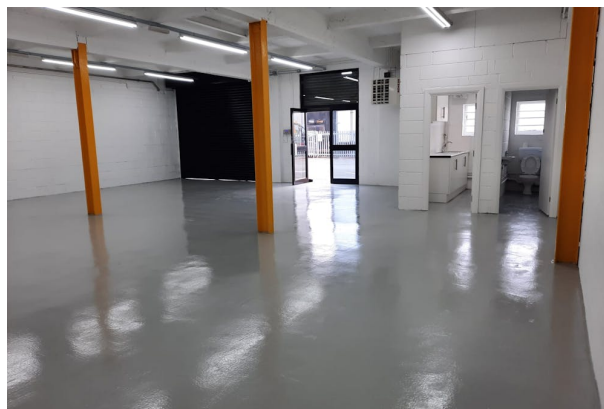
Transport Links: North Wembley Tube Station (Bakerloo) Preston Road Tube Station (Metropolitan) Buses – 245, 204, 223, 79.

Terms

A new Full Repairing and Insuring Lease for a term by arrangement.

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



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