



Open plan warehouse to let in East Lane Business Park

15 QUAD ROAD

East Lane, Wembley, HA9 7NE

Industrial

TO LET

2,872 sq ft

(266.82 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)
- 4.2m ceiling height
- Shutter dimensions: W: 3.6m x H: 4m
- Walking distance from North Wembley Station (Bakerloo and London Overground)

Summary

Available Size	2,872 sq ft
Rent	£58,884 per annum
Business Rates	Unit to be split and rates to be updated
Service Charge	£1.70 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Open Plan Warehouse	2,872	266.82	Available
Total	2,872	266.82	

Description

The premises comprise a brick built open plan warehouse and located within a secured gated estate. Access is provided via a roller shutter door serviced by a dedicated loading bay. Small unit available for a variety of different usages and/or storage.

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.

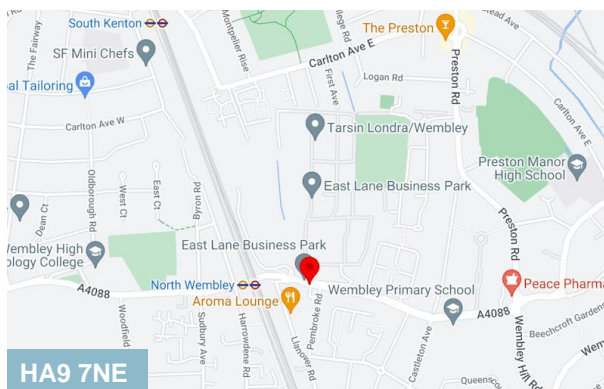
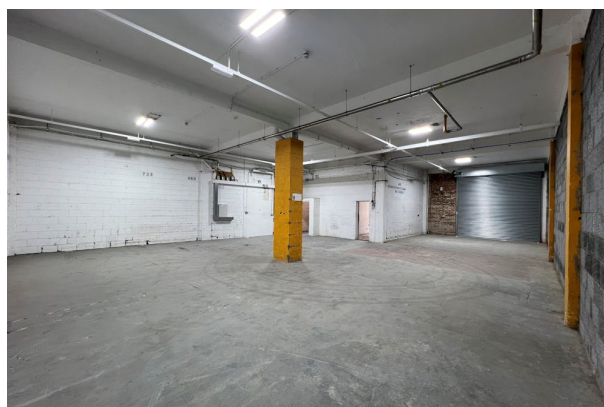
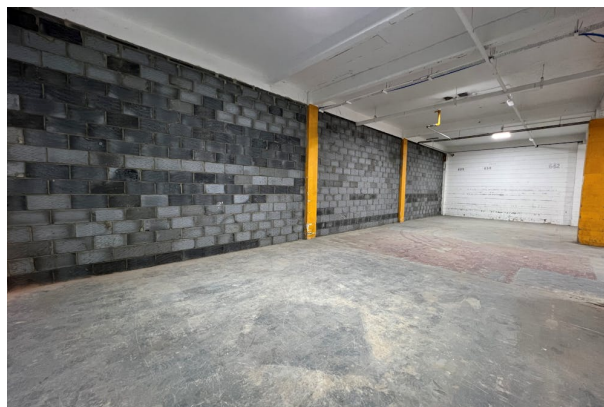
Transport Links: North Wembley Tube Station (Bakerloo) Preston Road Tube Station (Metropolitan) Buses – 245, 204, 223, 79.

Terms

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

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com