



Collection of economical commercial units - TO LET
Suitable for a wide range of uses

WEMBLEY COMMERCIAL CENTRE

East Lane, Wembley, HA9 7UR

Industrial

TO LET

1,016 to 2,525 sq ft
(94.39 to 234.58 sq m)

- Secure gated estate with 24-hour access and security
- Communal loading area and goods lifts to all floors
- Suitable for a number of storage or business uses (Subject to Landlords consent)
- Service Charge Included in the Rent
- Walking distance from North Wembley Station (Bakerloo and London Overground)
- Potential for small business rate relief on the smaller units

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Summary

Available Size	1,016 to 2,525 sq ft
Rent	£20,328 - £48,780 per annum
Business Rates	Potential for Small Business Rate Relief on smaller units
Service Charge	All service charges included in the rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 4.5 Building A	1,140	105.91	Available
Unit - Unit GB, Building B	2,217	205.97	Available
Unit - Unit 4.8 Building A	1,016	94.39	Available
Unit - Unit 3.13 Building A	1,940	180.23	Available
Unit - Unit 2.2 Building A	2,525	234.58	Available
Total	8,838	821.08	

Description

A collection of refurbished business units in a large commercial building in the Heart of Wembley just off East Lane.

The building has a huge range of businesses from food, manufacturing, storage and offices and would be the ideal building for a wide range of businesses and commercial uses.

Access is via a communal loading area/bay from the main car park and access to each floor is via a communal pedestrian / goods lifts. Each unit has 3 phase power, dedicated access and the units have been refurbished with most benefiting from open plan arrangements allowing for a versatile business space.

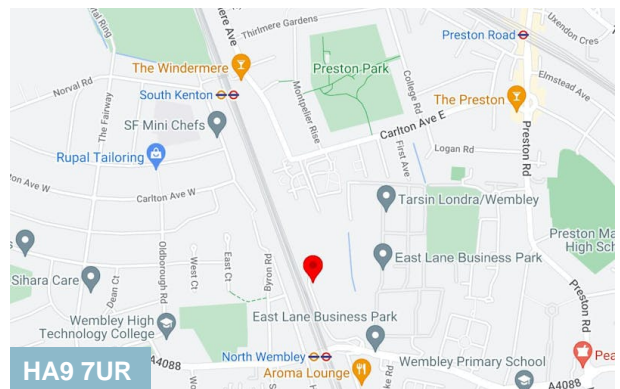
Location

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.

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com