



HIGH BAY OPEN PLAN WAREHOUSE

£12 psf approx. (exclusive)

17 QUAD ROAD

East Lane Business Park, East Lane,
Wembley, HA9 7NA

Industrial
TO LET

13,774 sq ft
(1,279.65 sq m)

- Close proximity to A40/A406
- To be refurbished
- Secure gated estate with 24-hour access and security
- 3 phase power
- Economical rent
- Full height concertina loading door
- Walking distance from North Wembley Station (Bakerloo and London Overground)
- Good ceiling heights

17 Quad Road, East Lane Business Park, East Lane, Wembley, HA9 7NA

Summary

Available Size	13,774 sq ft
Rent	£192,840.00 per annum
Business Rates	To be reassessed.
Service Charge	£1 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Description

Multi-purpose ground floor warehouse to let with flexible terms and competitive rates located within a prime location in East Lane Business Park, North Wembley.

Access is provided via roller shutter and a separate customer entrance door. Forecourt at the front of the unit ideal for loading/offloading and/or parking of vehicles. Ideal warehouse for a variety of different usages including Motortrade Workshop & Cash & Carry businesses.

Location

Wembley is the smart choice for businesses wanting affordable commercial space in London.

Just a short distance from Wembley Stadium, the business park is home to offices, warehouse units and outdoor storage yards.

It also benefits from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away from North Wembley station. The business park is also easily accessible by car via the M25, M1 and M40 motorways.

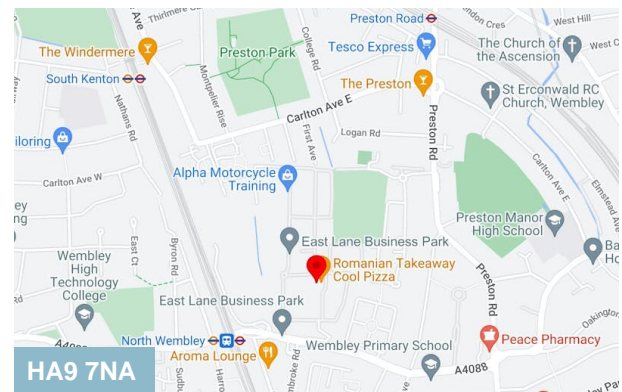
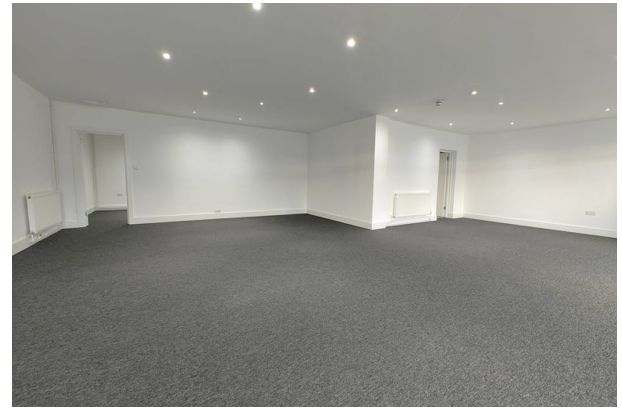
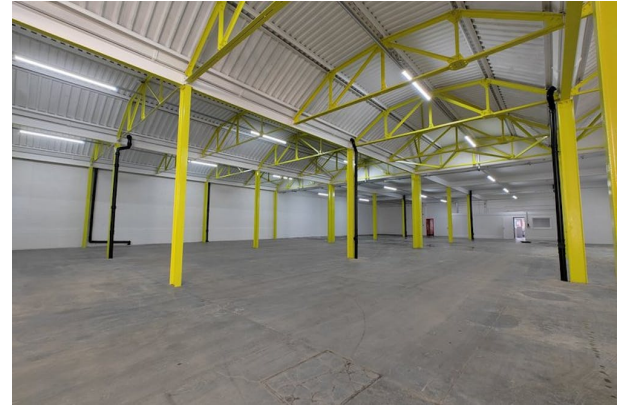
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	13,774	1,279.65	Available
Total	13,774	1,279.65	

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

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