



TO LET

East Lane Business Park,
Wembley, HA9 7NA

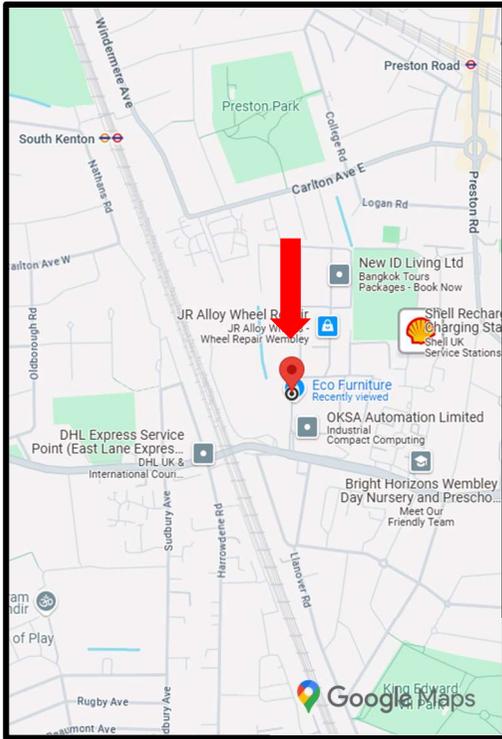


**Industrial/ Warehouse
Opportunities**
1,813 – 2,872 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Description

THE UNITS COMPRISE WAREHOUSE / INDUSTRIAL ACCOMMODATION.

The units are of varying construction. Access to the properties is via electric roller shutter doors or separate staff entrances. The eaves height to the underside of the haunch ranges from 3.4 - 6.5m. Some of the properties benefit from 3 phase power, gas, and water supplies.

Location

East Lane Business Park is a business estate located in the heart of Wembley. East Lane Business Park is in close proximity to Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner), and the M40 Motorways. The area is well served by public transport with several bus routes passing close to the premises.

The area is well served by public transport. North Wembley Station (Bakerloo Line and Overground services) is within walking distance of the property providing a regular service to central London.



Floor Areas (GIA)

	Sq ft	Sq m
Unit - 6 - Tilling Way	1,813	168.43
Unit - 8 - Main Drive	1,981	184.04
Unit - 6 Quad Road	2,499	232.16
Unit - 15 - Quad Road	2,872	266.82
Unit - 9f - Osram Road	775	72

Terms

New full repairing and insuring leases are available for a term by agreement at a rent between £17.40 - £27 per sq ft exclusive plus VAT (if payable). Subject to Contract.

Rates

Interested parties are to make their own enquiries via The London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through agents Grant Mills Wood:-



David Theobald
davidt@grantmillswood.com
 07974 231 352



Jonathan Hay
jonathanh@grantmillswood.com
 07798 605 532



Fabian Stuart Smith
fabians@grantmillswood.com
 07597 488 177



Ben Batchelor
benb@grantmillswood.com
 07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. Dec 2024.

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