



### **Unit 7 Tilling Way**

East Lane Business Park, Wembley, HA9 7NA

### **Warehouse / Storage Unit**

**2,508 sq ft**

(233 sq m)

- Roller shutter door
- 3 Phase power
- Estate parking
- Open plan layout
- 24hr access & security
- Close proximity to A40/A406
- Established industrial location
- Walking distance to North Wembley Station

# Unit 7 Tilling Way, East Lane Business Park, Wembley, HA9 7NA

## Summary

Available Size	2,508 sq ft
Rent	£45,144 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £3,762 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## 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. This makes East Lane Business Park a great location for any business.

Competitive rents and flexible rental agreements combined with the excellent location provide the perfect ingredients for an ideal base for all types of businesses. Lease Agreements are contracted outside the provisions of the Landlord and Tenant Act 1954.

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

## Description

This unit offers a bright and versatile industrial space, currently operating as a vehicle repair/body shop, and is well-suited for similar automotive uses. The property provides generous open-plan workshop space with excellent natural light from multiple windows and roof panels, alongside a useful first-floor office area, ideal for admin or management functions. The clear internal layout, good access and solid floor loading make the unit adaptable for a range of industrial or workshop occupiers, all within a well-established industrial location.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

## Accommodation

All measurements are approximate and measured on a gross internal basis (GIA).

Description	sq ft	sq m
Warehouse	2,508	233
<b>Total</b>	<b>2,508</b>	<b>233</b>

## VAT

All prices are subject to VAT.



## Viewing & Further Information



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