



7 Quad Road

East Lane Business Park, Wembley, HA9 7NE

Secure Open-Plan Pitched-Roof Warehouse Unit - To Let

2,568 sq ft

(238.58 sq m)

- Open Plan Warehouse
- Kitchenette & W/C Facilities
- 3.7m Minimum eaves Height Rising to 5.9m
- Concrete Flooring
- 3 Phase, 100 Amp Power Supply
- Electric Rolling Shutter & Separate Main Entrance Door
- Dedicated Loading Bay & Allocated Parking
- Located In A Securely Gated Estate With 24-Hour Access

7 Quad Road, East Lane Business Park, Wembley, HA9 7NE

Summary

Available Size	2,568 sq ft
Rent	£46,224 per annum
Rates Payable	£13,972 per annum
Rateable Value	£28,000
Service Charge	£4,380 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

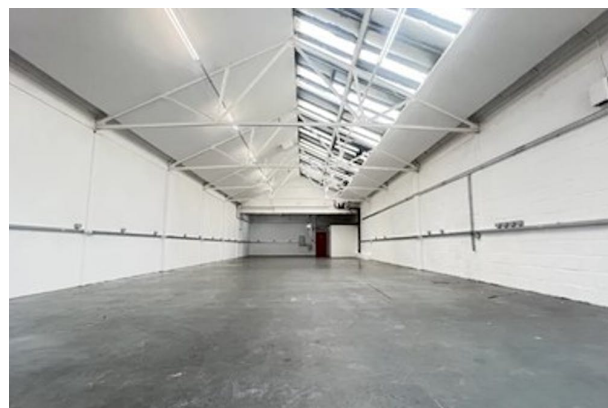
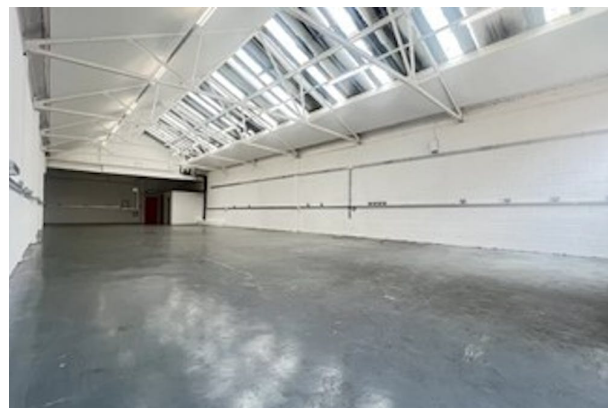
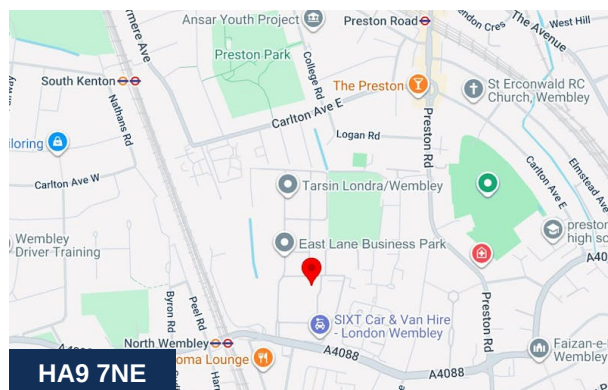
7 Quad Road is a versatile unit offering an open-plan layout with full-height roller shutter access, good eaves height, and a loading area to the front.

Internally, the warehouse is bright and well maintained, with high ceilings and concrete flooring suitable for a range of uses — from light manufacturing to secure storage or trade counter operations.

Location

East Lane Business Park is located in East Lane, Wembley and offers

The estate offers a diverse range of commercial facilities, including warehouses, secured open compounds, offices, container storage and Self-Storage units, making it a thriving hub for businesses of various sizes and sectors.



Viewing & Further Information



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