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TO LET



Unit 17, Lumen Road

East Lane Business Park, Wembley, HA9 7NG

Light Industrial / Warehouse Unit

1,442 sq ft

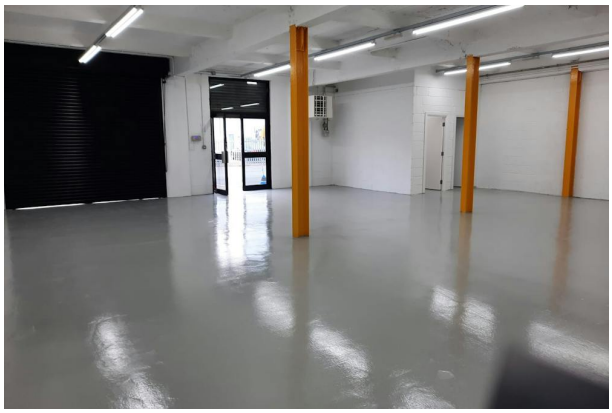
(133.97 sq m)

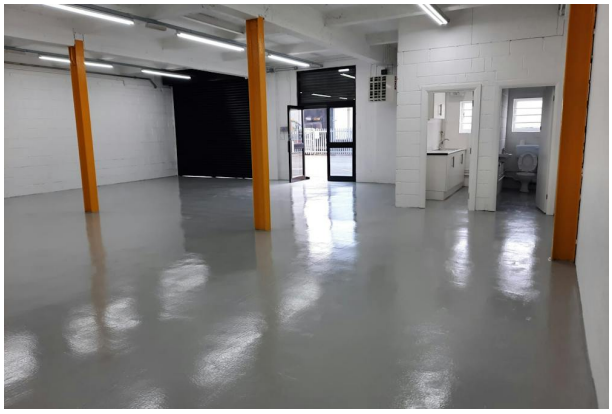
- 3 Phase power & gas
- Clear eaves height 3.3m
- Roller shutter loading door
- Dedicated loading bay
- Estate parking
- W/C
- Concrete floor
- 24 hour access & security
- Walking distance to North Wembley UG Station (Bakerloo Line)

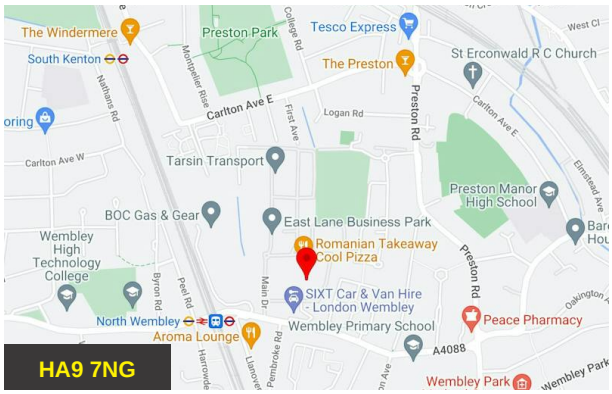
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Summary

Available Size	1,442 sq ft
Rent	£29,916 per annum
Business Rates	Interested parties are advised to contract the London Borough of Brent to obtain this figure
Service Charge	Approx. £2,460 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.

North Wembley Underground Station (Bakerloo Line) is within a short walking distance and the area is further supported by numerous bus routes providing excellent access to Central London and the surrounding areas.

Description

The premises comprises of an open plan warehouse with access provided via a roller shutter door serviced by a dedicated loading bay. The unit further benefits from 3 phase power, a clear height of 3.3m and parking on the estate.

Tenure

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 area basis.

Description	sq ft	sq m
Warehouse	1,442	133.97
Total	**1,442**	**133.97**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewing & Further Information



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