



767 sq ft warehouse in East Lane Business Park  
Available now

## 1 QUAD ROAD

East Lane Business Park, Wembley,  
HA9 7RE

## Industrial TO LET

**767 sq ft**  
(71.26 sq m)

- Open plan warehouse
- 6.2m ceiling height
- 3 phase 100 amp power supply
- Electric roller shutter and dedicated loading bay
- Located on a securely gated estate with 24-hour access and security
- Excellent commercial location with close proximity to A40/A406
- Great public transport links

# 1 Quad Road, East Lane Business Park, Wembley, HA9 7RE

## Summary

<b>Available Size</b>	767 sq ft
<b>Rent</b>	£23,016 per annum
<b>Rates Payable</b>	£13,499.82 per annum
<b>Rateable Value</b>	£24,324
<b>Service Charge</b>	£1,308 per sq ft
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B-

## Description

Unit 1 Quad Road is clear-span open plan warehouse with generous internal ceiling height, an electric roller shutter opening onto a dedicated loading bay, and a separate pedestrian entrance.

Suitable for a wide range of uses and businesses but not the motor trade.

## 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.

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

## Accommodation

The accommodation comprises the following areas:

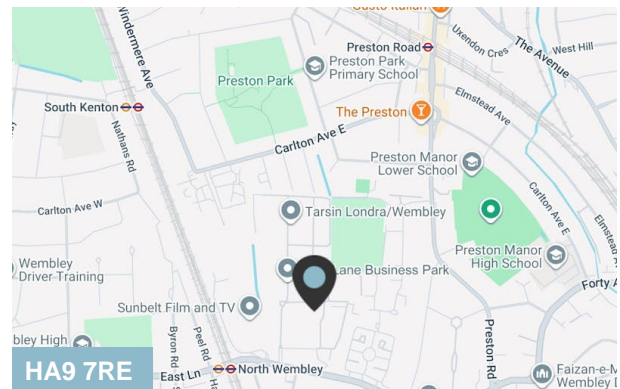
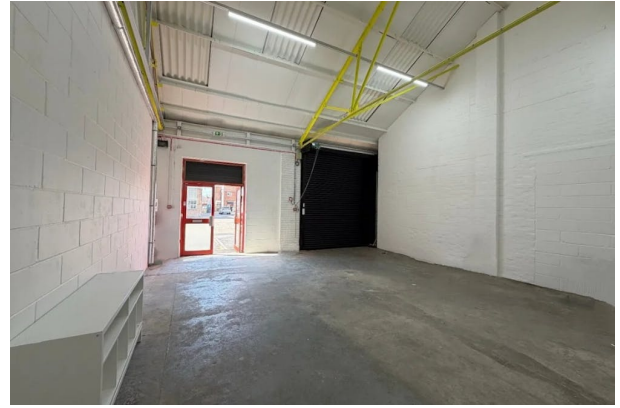
Name	sq ft	sq m	Availability
Ground	767	71.26	Available
<b>Total</b>	<b>767</b>	<b>71.26</b>	

## Viewings

Via arrangement with Dutch & Dutch.

## Terms

A new lease for a term by arrangement Outside the Landlord and Tenant Act 1954.



## Viewing & Further Information



**Peter Wilson**

0207 4439862 | 07896678182

peter@dutchanddutch.com

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