

**Unit LG2, Building A, Wembley Commercial Centre**

East Lane, Wembley, HA9 7UR

Light Industrial / Storage Unit**2,162 sq ft**

(200.86 sq m)

- Loading door
- Communal goods lift
- 3 Phase power
- Lighting
- Secure gated estate w/ 24 hr access & security
- Close proximity to A40/A406
- Established industrial location
- Walking distance to North Wembley Station (Bakerloo Line)

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Summary

Available Size	2,162 sq ft
Rent	£29,724 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £1,632 per annum plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B



Location

Wembley Commercial Centre is located a short distance from Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner) and the M40 Motorways. The estate further benefits from being walking distance to North Wembley Station (Bakerloo Line) and Preston Road Station (Metropolitan Line) providing excellent access into Central London.

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

A variety of open plan light industrial/storage units located within a secure gated estate. Access is provided through loading doors and serviced by a communal goods lift, with parking available on the estate. Versatile space ideal for various usages.

Tenure

Leasehold - The premises are available by way of a new internal 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 on a gross internal basis (GIA).

Description	sq ft	sq m
Warehouse	2,162	200.86
Total	2,162	200.86

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.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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