



Open Compound - To Rent Located in a secure estate in North Wembley

8A LUMEN ROAD

East Lane Business Park, Wembley,
HA9 7RE

Land

TO LET

13,310 sq ft
(1,236.54 sq m)

- Manned onsite security 24/7 & CCTV
- Power & water supply to each compound
- Excellent commercial location with close proximity to A40/A406
- Walking distance North Wembley overground station
- Walking distance from Preston Road Station (Metropolitan Line)
- Palisade fencing compound
- Hard standing floor

8a Lumen Road, East Lane Business Park, Wembley, HA9 7RE

Summary

Available Size	13,310 sq ft
Rates Payable	£25,668.75 per annum
Rateable Value	£46,250
Service Charge	N/A
VAT	Applicable
EPC Rating	Upon enquiry

Description

Secure open Yard space available to let in East Lane Business Park, useful for a variety of different usages.

Flexible terms available at competitive rates.

The yard would benefit a wide range of uses subject to the landlords consent, however would not be suitable for 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:

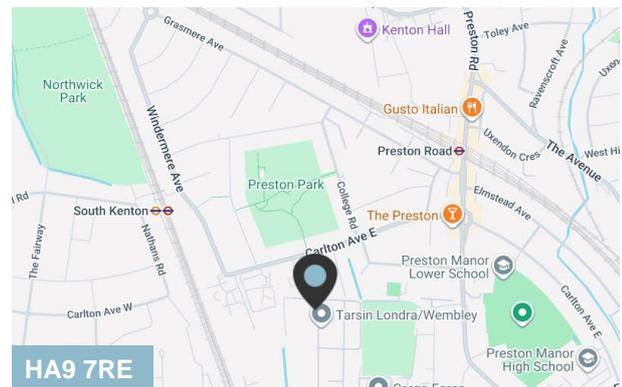
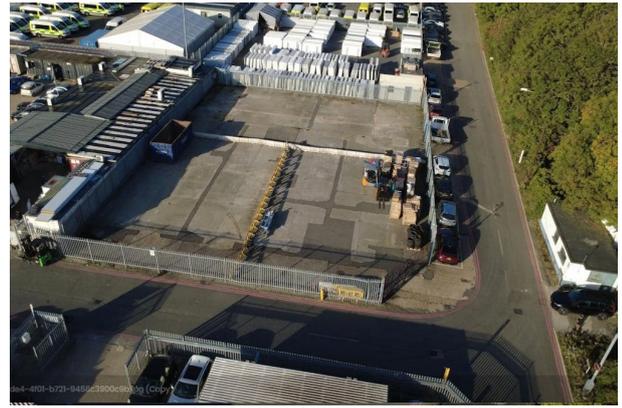
Name	sq ft	sq m	Availability
Ground	13,310	1,236.54	Available
Total	13,310	1,236.54	

Viewings

Strictly via arrangement with Dutch & Dutch.

Terms

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



Viewing & Further Information



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