



## 21 Magnet Road

East Lane Business Park, London, HA9 7RE

### Open Storage Yard With Office Space Available on Flexible Terms

**2,733 sq ft**

(253.90 sq m)

- Concrete hard surfaced
- Established industrial location
- Close proximity to A40/A406
- Secure gated estate with 24-hour access and 24-hour security
- Three phase electricity and water supplies
- Small office available
- Flexible terms available at competitive rates

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,733 sq ft                        |
| Rent           | £15 per sq ft                      |
| Rateable Value | £20,000                            |
| Service Charge | £4,646 per annum                   |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (115)                            |

Accommodation

The accommodation comprises the following areas:

| Name            | sq ft | sq m   | Availability |
|-----------------|-------|--------|--------------|
| Ground          | 2,479 | 230.31 | Available    |
| Ground - office | 254   | 23.60  | Available    |
| Total           | 2,733 | 253.91 |              |

Description

A secure gated open storage compound located on Magnet road situated within East Lane Business Park with 24-hour access and security, on a concrete hard surface. This compound is comprised of a secure open storage yard with a double shutter workshop, office, WC facilities and undercover storage. Both electricity and water are available. This compound is available on flexible terms at competitive rates.

Location

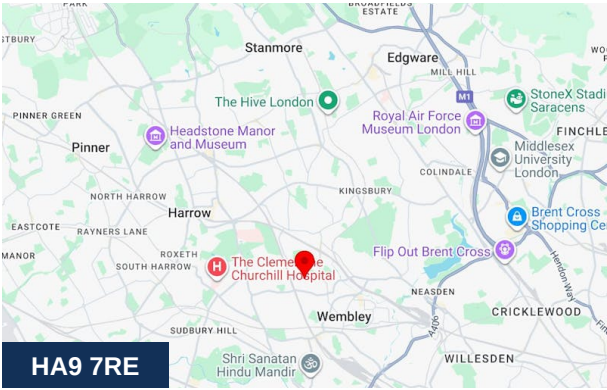
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible via major motorways, including the M25, M1, and M40. The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.

Terms

The compound is available by way of a new lease and the landlord will consider flexible arrangements.

Viewings

Viewings to be arranged upon your request.



Viewing & Further Information



**Finlay Milnes**  
020 8429 9009 | 07522 700 508  
finlay@davidcharles.co.uk



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/10/2025

