TELSAR.com

TO LET



Unit 2 Main Drive

East Lane Business Park, Wembley, HA9 7NA

Economic High Bay Industrial / Warehouse Unit

11,560 sq ft

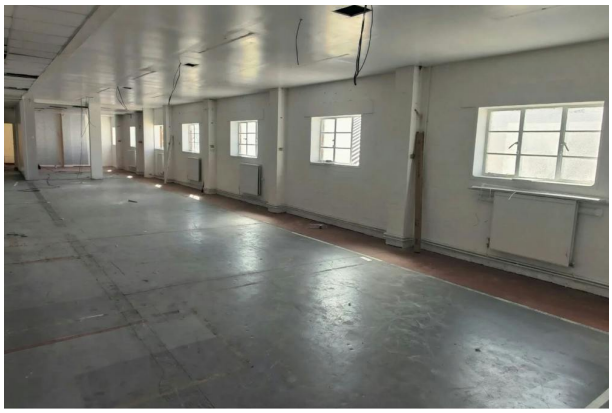
(1,073.96 sq m)

- Economic rent
- Clear height of 11.5m
- 3 Phase power
- Gas
- Roller shutter door
- Dedicated loading bay
- 24 hour access & security
- Estate parking
- Walking distance to North Wembley station (Bakerloo Line)

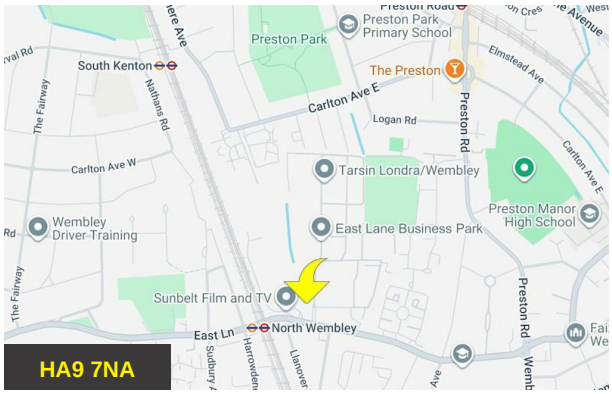
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Summary

Available Size	11,560 sq ft
Rent	£145,344 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £1.00 psf
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

A terraced high bay industrial / storage unit of steel truss construction with brickwork elevations to a pitched roof. Access to the open-plan warehouse is available via a roller shutter door and parking is available on the estate. The unit benefits from 3 phase power and an excellent clear eaves of 11.5m.

Tenure

Leasehold on flexible terms - 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	11,560	1,073.96
Total	**11,560**	**1,073.96**

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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