



Unit 7 Quad Road

East Lane Business Park, Wembley, HA9 7NQ

Industrial / Warehouse Unit

2,568 sq ft

(238.58 sq m)

- Minimum height 3.7m rising to 5.9m at the apex
- 3 phase power & gas
- Electric roller shutter door
- Loading bay
- Estate parking
- 24 hour access & security
- Close proximity to A406
- Walking distance to North Wembley UG Station

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Summary

Available Size	2,568 sq ft
Rent	£49,992 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £4,380 per annum
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

The premises comprises an open plan industrial/warehouse unit located within a securely gated estate. Access to the open plan warehouse is provided via an electric roller shutter door serviced by a loading bay. The unit benefits from 3 phase power, gas and a max height of 5.9m. The space is versatile and suitable for a variety of industrial/storage uses, parking is available on the estate.

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.

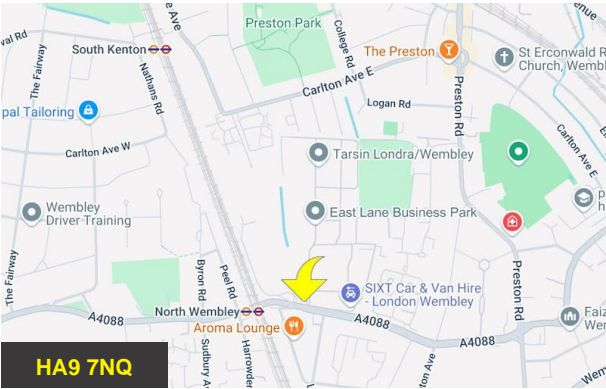
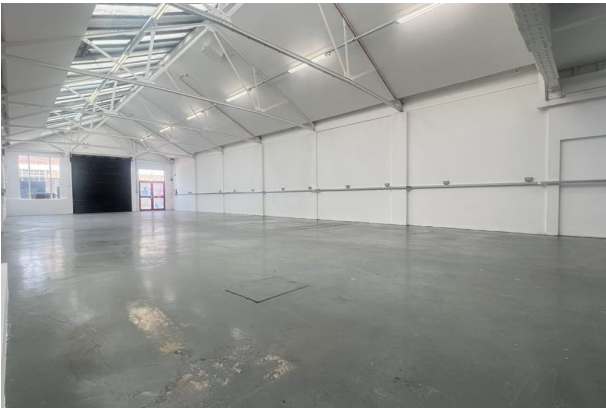
Description	sq ft	sq m
Unit 7	2,568	238.58
Total	2,568	238.58

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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