



Prominent secure yard space in Wembley
Ideal for storage, vehicle hire, and other uses STPP

COMPOUND 1&2

Courtenay Road, East Lane Business Park,
North Wembley, HA9 7RE

Open Storage

TO LET

32,110 sq ft

(2,983.12 sq m)

- Prominent main road frontage
- Dedicated gated access directly from East Lane
- Excellent vehicle access and circulation potential
- Close Proximity to A40/A406
- Electricity and water supplies
- Secure gated estate with 24-hour access and 24-hour security
- Walking distance North Wembley station

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Summary

Available Size	32,110 sq ft
Rent	£320,000 per annum
Business Rates	Tenants are advised to rely on their own enquiries.
Service Charge	N/A
VAT	Applicable
EPC Rating	Upon enquiry

Description

An excellent opportunity to occupy a substantial and prominently positioned commercial compound in the heart of Wembley, offering approximately 32,110 sq ft of external space.

The compound benefits from an exceptionally prominent position fronting directly onto East Lane, providing excellent visibility to passing traffic, making this property particularly attractive to businesses looking for both operational space and a strong, visible commercial presence in Wembley.

The combination of direct high-street access and secondary estate access is a particularly valuable feature for businesses requiring frequent vehicle movements or operational flexibility.

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:

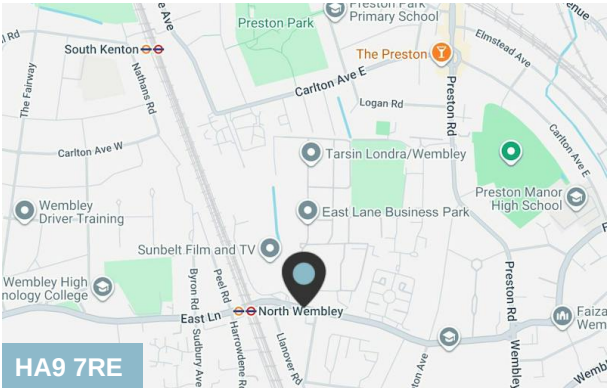
Name	sq ft	sq m	Availability
Ground - Open yard	32,110	2,983.12	Available
Total	32,110	2,983.12	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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