



Industrial Premise to Let in Wembley
SUITABLE FOR MOTOR TRADE (subject to lease terms to be
agreed)

7 TILLING WAY

East Lane Business Park, Wembley,
HA9 7NQ

Industrial TO LET

2,508 sq ft
(233 sq m)

- Gated estate with 24-hour access and security
- Concrete floor
- Electric shutter door
- 3 Phase power
- W/C
- Suitable for a wide range of storage and industrial uses
- First floor offices

Summary

| | |
|-----------------------|--|
| Available Size | 2,508 sq ft |
| Rent | £18 per sq ft |
| Business Rates | Tenants are advised to make their own enquiries into the business rates. |
| Service Charge | Upon Enquiry |
| EPC Rating | Upon enquiry |

Description

This unit offers a bright and versatile industrial space, currently operating as a vehicle repair/body shop, and is well-suited for similar automotive uses. The property provides generous open-plan workshop space with excellent natural light from multiple windows and roof panels, alongside a useful first-floor office area, ideal for admin or management functions.

The clear internal layout, good access and solid floor loading make the unit adaptable for a range of industrial or workshop occupiers, all within a well-established industrial location.

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

| Name | sq ft | sq m | Availability |
|------------------------|--------------|------------|--------------|
| Ground - 7 Tilling Way | 2,508 | 233 | Available |
| Total | 2,508 | 233 | |

Lease

A new lease for a term by arrangement with regular landlord breaks if rented to car repairs.



Viewing & Further Information



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