



Wembley Warehouse / Industrial premises with parking

5A COURTENAY ROAD

East Lane Business Park, Wembley,
HA9 7ND

Industrial
TO LET

4,260 sq ft
(395.77 sq m)

- Located at the front of one of London's busiest industrial estates
- 3 phase 100 amp power supply
- 2 allocated parking spaces
- Excellent commercial location with close proximity to A40/A406
- 24/7 estate security
- Eaves height: 3.5m–6.1m
- Walking distance to North Wembley overground station
- Walking distance from Preston Road Station (Metropolitan Line)

5A Courtenay Road, East Lane Business Park, Wembley, HA9 7ND

Summary

Available Size	4,260 sq ft
Rent	£76,680 per annum
Business Rates	Tenants are advised to rely on their own enquiries.
Service Charge	To be confirmed.
VAT	Applicable
EPC Rating	E

Description

Prominent unit located at the front of a thriving business park comprising of an open-plan warehouse with a front reception area, offices, a kitchenette, and toilet facilities. Separate shutter access to the warehouse with 2 dedicated parking spaces at the front of the Unit.

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:

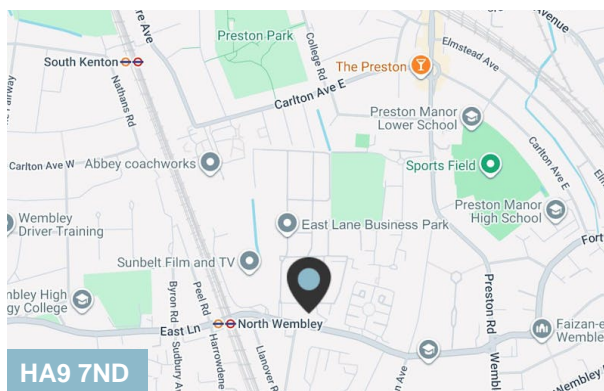
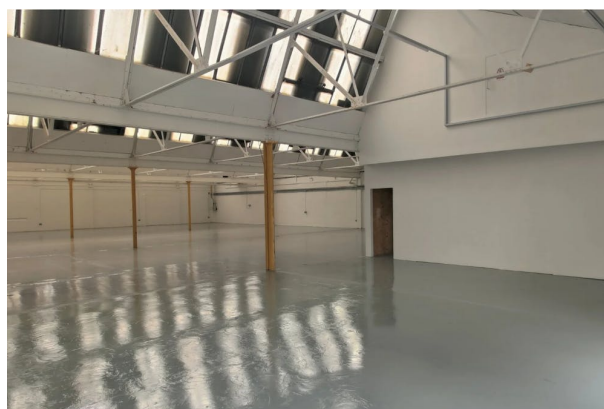
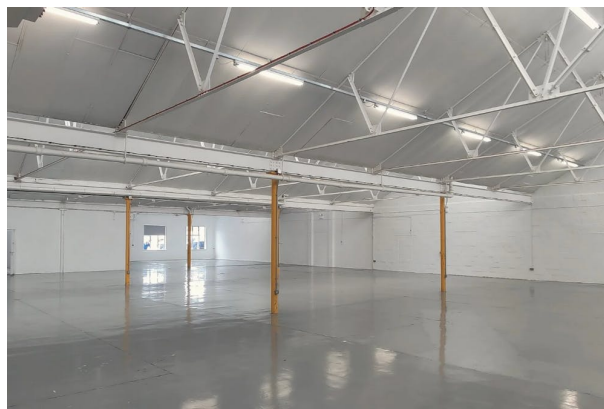
Name	sq ft	sq m	Availability
Ground	4,260	395.77	Available
Total	4,260	395.77	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement Outside the Landlord and Tenant Act 1954.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

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