



## Unit 9C Osram Road

East Lane Business Park, Wembley, HA9 7ND

### Warehouse / Storage Unit

# 775 sq ft

(72 sq m)

- Roller shutter door
- 3 Phase power
- Concrete floor
- Open plan configuration
- Established industrial location
- Close proximity to North Wembley Underground Station
- Secure gated estate with 24 hour access & security
- Estate parking

# Unit 9C Osram Road, East Lane Business Park, Wembley, HA9 7ND

## Summary

<b>Available Size</b>	775 sq ft
<b>Rent</b>	£21,720.00 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure
<b>Service Charge</b>	Approx. £1,320 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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.

Competitive rents and flexible rental agreements combined with the excellent location provide the perfect ingredients for an ideal base for all types of businesses. Lease Agreements are contracted outside the provisions of the Landlord and Tenant Act 1954.

Transport Links: North Wembley Tube Station (Bakerloo) Preston Road Tube Station (Metropolitan) Buses – 245, 204, 223, 79.

## Description

Small open plan warehouse/storage units located within a securely gated estate, access is provided via a roller shutter loading door. Parking is available on the estate.

## Tenure

Leasehold - The premises are available by way of a new internal 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).

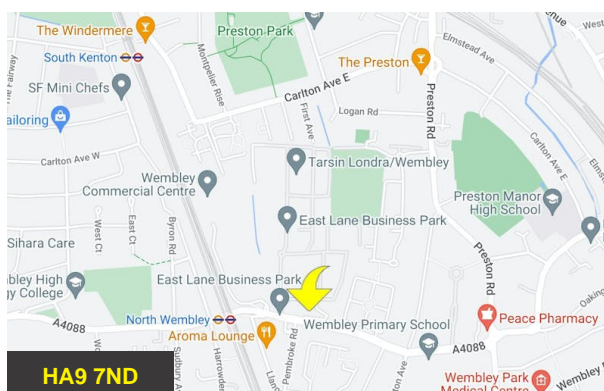
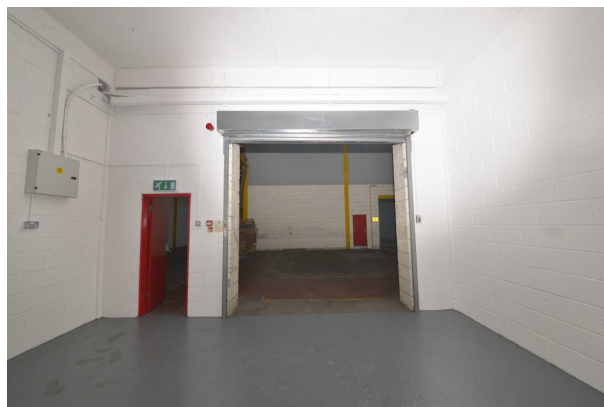
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	775	72
<b>Total</b>	<b>775</b>	<b>72</b>

## 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.



## Viewing & Further Information



**Tom Boxall**

020 3333 2222

tb@telsar.com



**Jack Pay**

020 3333 2222 | 07411 576313

jp@telsar.com