



Open plan Warehouse Unit - To Let

5 BOUNDARY ROAD

East Lane Business Park, Wembley,
HA9 7NF

Industrial
TO LET

4,794 sq ft
(445.38 sq m)

- Close Proximity to A40/A406
- Secure gated estate with 24-hour access and security
- Established industrial location
- 4.3 M clear eaves height
- 2 x 3 Phase power 100 amp supply
- Electric roller shutter door

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Summary

Available Size	4,794 sq ft
Rent	£95,880 per annum
Rates Payable	£13,923 per annum
Rateable Value	£25,500
Service Charge	£170 per sq ft
VAT	Applicable
EPC Rating	B

Description

Unit 5 Boundary Road offers a functional and adaptable space suitable for a variety of businesses. With a secure entrance, high ceilings, and ample natural light, this unit provides an excellent working environment.

Suitable for a wide range of businesses and available immediately.

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:

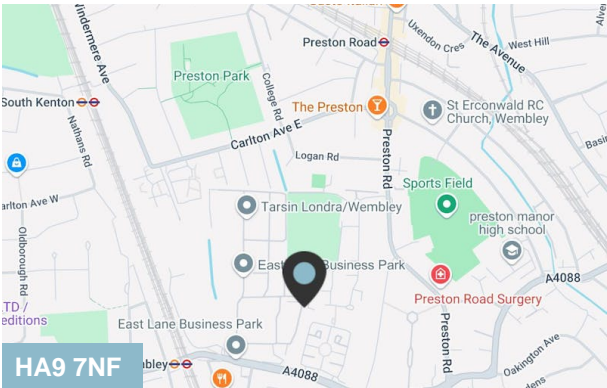
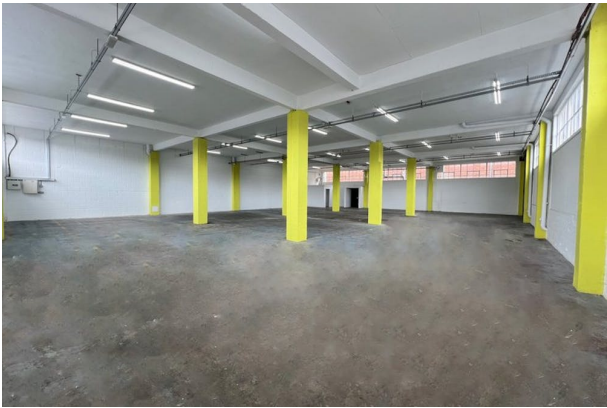
Name	sq ft	sq m	Availability
Ground - Industrial	4,794	445.38	Available
Total	4,794	445.38	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new Full Repairing and Insuring Lease for a term by arrangement.



Viewing & Further Information



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