



## Unit 5a Courtenay Road

East Lane Business Park, Wembley, HA9 7ND

### Industrial / Warehouse Unit

# 4,260 sq ft

(395.77 sq m)

- Min height 3.5m rising to 6.1m
- 3 Phase power & gas
- Roller shutter door
- Loading bay
- Translucent roof panels
- Allocated and estate parking
- 24 hour access & security
- Close proximity to A406
- Walking distance to North Wembley UG Station

# Unit 5a Courtenay Road, East Lane Business Park, Wembley, HA9 7ND

## Summary

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Available Size | 4,260 sq ft                                                                                 |
| Rent           | £76,680 per annum                                                                           |
| Business Rates | Interested parties are advised to contact the London Borough of Brent to obtain this figure |
| Service Charge | Approx. £1.70 per sq ft                                                                     |
| VAT            | Applicable                                                                                  |
| Legal Fees     | Each party to bear their own costs                                                          |
| EPC Rating     | E                                                                                           |

## 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.

North Wembley Underground Station (Bakerloo Line) is within a short walking distance and the area is further supported by numerous bus routes providing excellent access to Central London and the surrounding areas.

## Description

An open plan industrial/warehouse unit located within a securely gated estate. Access to the open plan warehouse is provided via a electric roller shutter door serviced by a loading bay. The unit benefits from 3 phase power, gas and a max height of 6.1m. The space is versatile and suitable for a variety of industrial/storage uses, parking is available on the estate.

## Tenure

Leasehold on flexible terms - The premises are available by way of a new full 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.

| Name             | sq ft | sq m   |
|------------------|-------|--------|
| Unit - Warehouse | 4,260 | 395.77 |
| Total            | 4,260 | 395.77 |

## Anti-Money Laundering (AML) Requirements

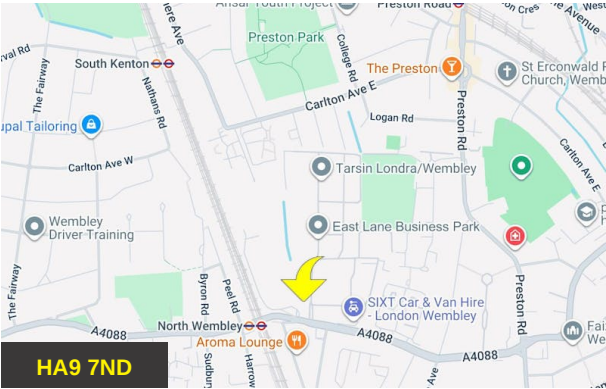
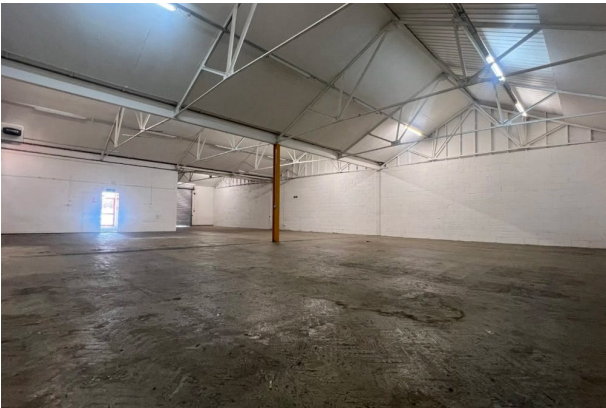
Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.

## VAT

All prices are subject to VAT.



## Viewing & Further Information



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