



## Available Compound Spaces

East Lane Business Park, Wembley, HA9 7RE

### Open Storage Compounds

# 8,485 to 16,481 sq ft

(788.28 to 1,531.14 sq m)

- Concrete hard standing ground
- Can be securely fenced
- Power & water supply
- Secure gated estate with 24hr access, CCTV & security
- Close Proximity to A40/A406
- Close proximity to North Wembley Underground Station
- Established industrial location



# Available Compound Spaces, East Lane Business Park, Wembley, HA9 7RE

## Summary

Available Size	8,485 to 16,481 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contract the London Borough of Brent to obtain this figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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

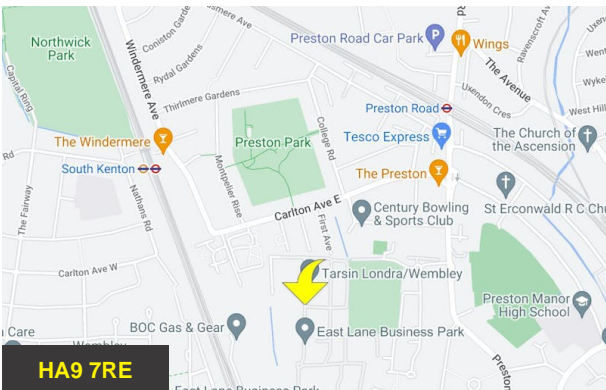
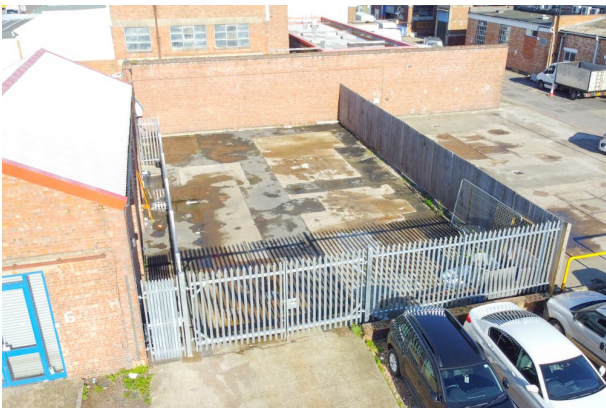
Secure open compound spaces available to let in East Lane Business Park useful for a variety of different usages. Flexible terms available at competitive rates. Close to North Wembley station and located within a gated estate with 24-hour access.

## Tenure

Leasehold on flexible terms - Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## 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



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