TELSAR.com

TO LET



Unit 10H, Osram Road

East Lane Business Park, Wembley, HA9 7NG

Warehouse / Storage Unit

563 sq ft

(52.30 sq m)

- Established industrial location
- Clear height of 2.9m
- Roller shutter door
- 3 Phase power
- Concrete Floor
- Estate parking
- 24hr access & security
- Close proximity to A40/A406
- Walking distance to North Wembley UG Station (Bakerloo Line)

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Summary

Available Size	563 sq ft
Rent	£15,768 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £960 per annum
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.

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

Small warehouse/light industrial unit located within a securely gated estate. Access is provided via an electric roller shutter loading door serviced by a communal loading area. The unit benefits from a clear height of 2.9m and 3 phase power.

Tenure

Leasehold - 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 basis (GIA).

Description	sq ft	sq m
Warehouse	563	52.30
Total	**563**	**52.30**

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.

Viewing & Further Information



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