



## **9 Quad Road, East Lane**

Wembley, HA9 7NE

### **Secure Open-Plan Pitched-Roof Warehouse Unit - To Let**

**2,565 sq ft**  
(238.30 sq m)

- Close Proximity to A40/A406
- Secure gated estate with 24-hour access and security
- 3.7m Floor to ceiling height
- 3 Phase power
- Dedicated loading bay

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## Summary

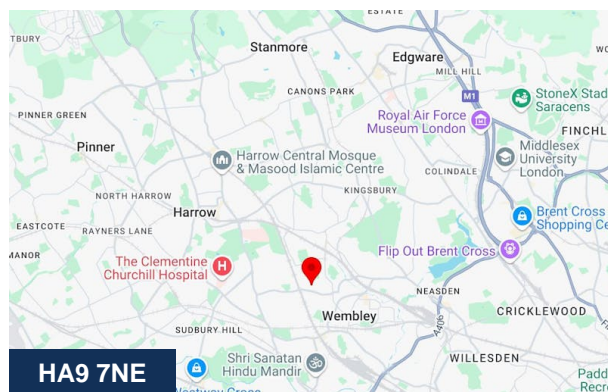
Available Size	2,565 sq ft
Rent	£49,980 per annum
Rates Payable	£13,847.25 per annum
Rateable Value	£27,750
EPC Rating	D

## Description

The premise comprises a ground floor light industrial unit of 2,565 sqft. The premises is open-plan with a pitched roof. Access is provided through an electric roller shutter serviced by a dedicated loading bay. The minimum eaves height is 3.7m. Additionally the unit benefits from 24/7 security on a secure gated estate.

## Location

Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible via major motorways, including the M25, M1, and M40. The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.



## Viewing & Further Information



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