



Economical rent (£17.27 psf) warehouse in Wembley

3 BOUNDARY ROAD

East Lane Business Park, Wembley,
HA9 7NF

Warehouse **TO LET**

3,131 sq ft
(290.88 sq m)

- 3.9m floor to ceiling height
- Located in the heart of one of London's busiest industrial estates
- 3 phase 100 amp power supply
- Electric roller shutter
- Located on a securely gated estate with 24-hour access
- Excellent commercial location with close proximity to A40/A406
- Walking distance from Preston Road Station (Metropolitan Line)
- Walking distance to North Wembley overground station

3 Boundary Road, East Lane Business Park, Wembley, HA9 7NF

Summary

Available Size	3,131 sq ft
Rent	£54,084 per annum
Rates Payable	£7.71 per sq ft
Rateable Value	£43,500
Service Charge	£1.70 per sq ft
VAT	Applicable
EPC Rating	D

Description

Unit 3 Boundary Road offers a versatile and well-presented workspace suitable for a wide range of business uses. Benefiting from a secure entrance and excellent natural light throughout, the unit provides a practical and comfortable working environment ideal for occupiers seeking flexible commercial space.

Suitable for a wide range of uses and businesses.

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:

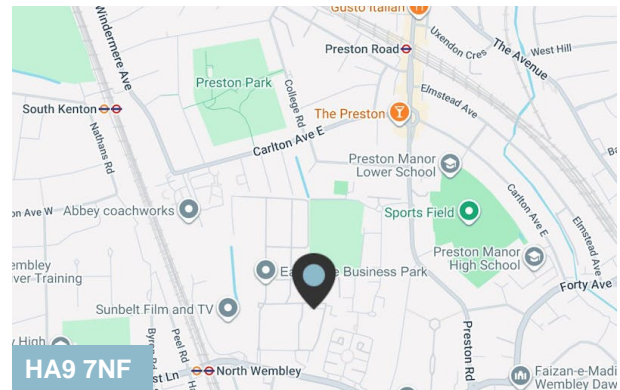
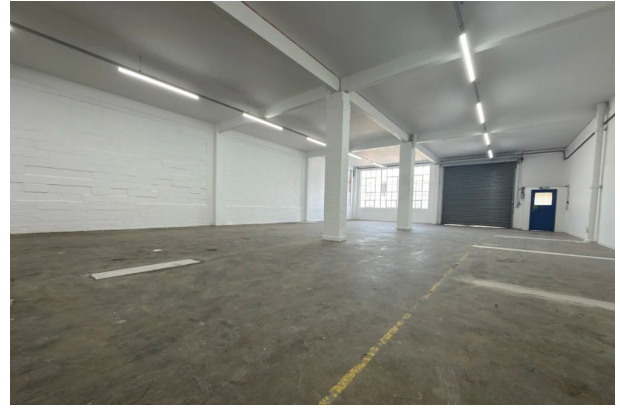
Name	sq ft	sq m	Availability
Ground	3,131	290.88	Available
Total	3,131	290.88	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement Outside the Landlord and Tenant Act 1954.



Viewing & Further Information



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