



## 11.5m ceiling height open plan warehouse / industrial building TO LET

### 2 MAIN DRIVE

East Lane Business Park, Wembley,  
HA9 7NA

### Industrial TO LET

**11,560 sq ft**  
(1,073.96 sq m)

- Located in the heart of one of London's busiest industrial estates
- 3 phase 100 amp power supply
- Electric roller shutter - H3.8m x W2.9m
- Located on a securely gated estate with 24-hour access and estate parking
- Excellent commercial location with close proximity to A40/A406 and London
- Walking distance to North Wembley overground station
- Walking distance from Preston Road Station (Metropolitan Line)

# 2 Main Drive, East Lane Business Park, Wembley, HA9 7NA

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 11,560 sq ft                       |
| Rent           | £145,344 per annum                 |
| Rates Payable  | £4.80 per sq ft                    |
| Rateable Value | £100,000                           |
| Service Charge | £11,568 per sq ft                  |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D                                  |

## Description

Impressive and highly versatile 11,560 sq ft warehouse/industrial unit featuring an exceptional 11.5m floor-to-ceiling height.

The property benefits from a large roller shutter, extensive natural daylight through roof glazing, and separate office/ancillary accommodation.

With its generous internal volume, traditional brick façade and flexible layout, the unit is well suited to storage, distribution, production, light manufacturing, workshops and other industrial uses.

## 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:

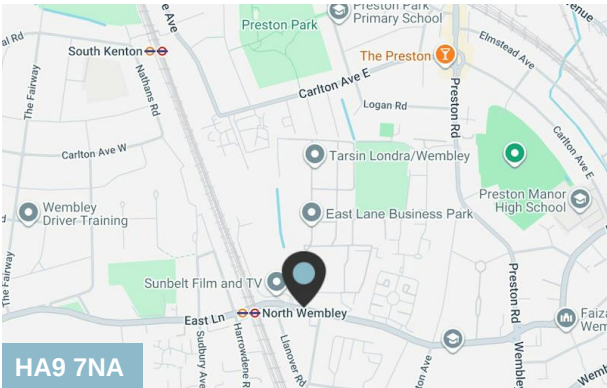
| Name  | sq ft  | sq m     | Availability |
|-------|--------|----------|--------------|
| Unit  | 11,560 | 1,073.96 | Available    |
| Total | 11,560 | 1,073.96 |              |

## 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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