



5d Main Drive, East Lane

Wembley, HA9 7NA

Ground floor light industrial unit with 24 hour security and access - To Let

1,440 sq ft

(133.78 sq m)

- Gated Access with 24 hour security
- Floor to Ceiling height from 3.2 meters
- 3 phase 100 amp supply
- Estate Parking
- LED lighting
- North Wembley Station (0.1 miles)

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Summary

Available Size	1,440 sq ft
Rent	£25 per sq ft
Rates Payable	£8,872.50 per annum
Rateable Value	£16,250
Service Charge	£1.70 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

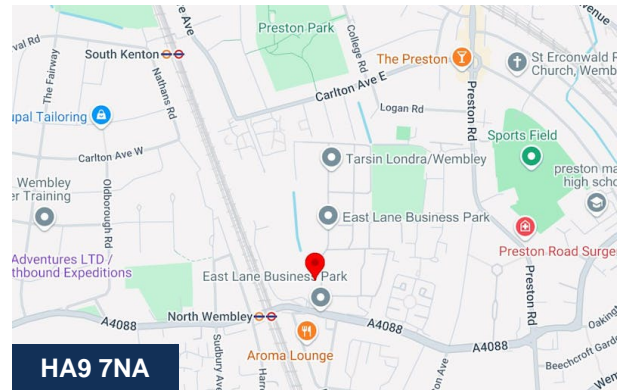
The premises comprise of a mid-terrace open plan warehouse unit within a secure gated estate. Access to the unit is via an integral service road. The unit benefits from having a full height electric roller shutter, three phase power and is suitable for a variety of storage / retail businesses.

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.

Terms

The premises are available by way of a new lease, with terms to be agreed.



Viewing & Further Information



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