

# 1 LATIF HOUSE

WEMBLEY, HA9 0JD

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FOREST  
REAL ESTATE

# TO LET

## 3,386 SQ FT

### High Ceiling Warehouse Available in Wembley.

#### Key Features

- VAT applicable
- 3-5 parking spaces
- Additional office space available to rent
- 6m ceiling heights
- Electric shutter (4.7m wide x 5m high)
- 12 minute walk from Wembley Stadium & Park Station

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## Description

The property boasts great ceiling heights of 6m, as well as benefitting from an electric security shutter.

3-5 parking spaces are available directly outside the unit.

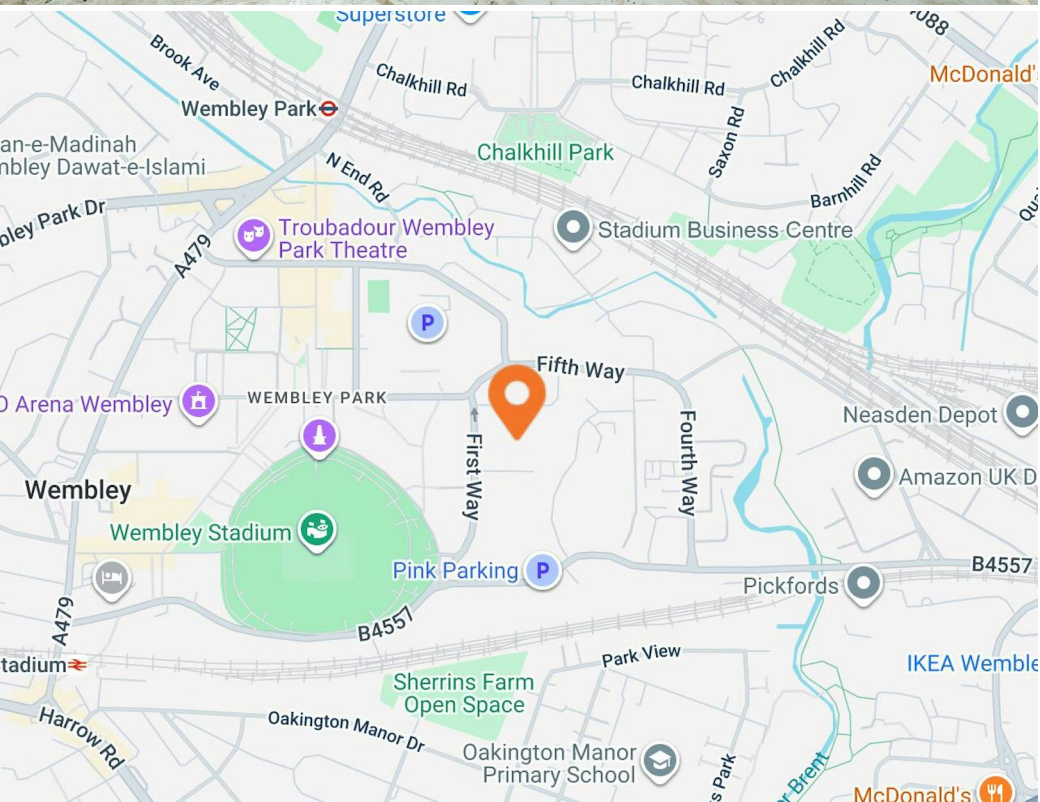
There is a small private office included in the demise, where additional offices/meeting rooms are also available to rent within the building.

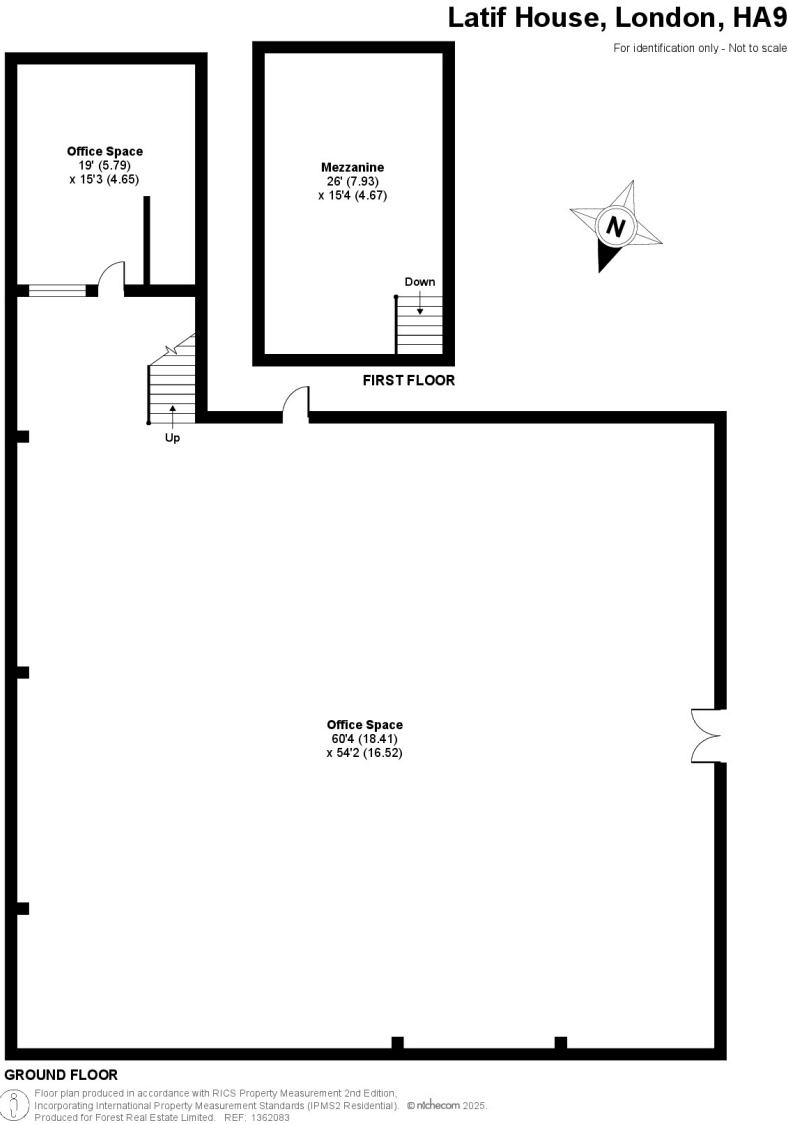
## Location

Wembley is a prime spot for industrial and commercial businesses. Its strategic location near the A406 provides great access to the A40 and M1.

Also conveniently located within a 12 minute walk from Wembley Park and Wembley Stadium Station providing great access to central London via the Jubilee, Metropolitan and Chiltern Main Line.

The area boasts modern infrastructure, including industrial estates and business parks with top-notch facilities and security. Wembley also offers a skilled workforce and a supportive business environment, with incentives and services to encourage growth and innovation. Overall, Wembley provides the ideal setting for businesses to thrive and succeed.





# Availability

Lease	New Lease
Rent	£55,000 per annum
Rates	Applicants to make their own enquiries to the London Borough of Brent.
Service Charge	On application
VAT	Applicable
EPC	On application

# Contact

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