



21 Magnet Road

East Lane Business Park, Wembley, HA9 7RG

Warehouse / Storage Unit with Secure Gated Yard

2,733 sq ft

(253.90 sq m)

- Secure gated yard
- Clear height of 2.6m
- 3 Phase power
- Double shutters
- Additional covered storage and office building
- 24hr Access & security
- Close proximity to A40/A406
- Walking distance to North Wembley Station

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Summary

Available Size	2,733 sq ft
Rent	£41,004 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £1.70 psf
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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. This makes East Lane Business Park a great location for any business.

North Wembley Underground Station (Bakerloo Line) is within a short walking distance and the area is further supported by numerous bus routes providing excellent access to Central London and the surrounding areas.

Description

The unit comprises a warehouse / storage unit located within a securely gated estate. Access to the open plan warehouse is provided via double shutters serviced via a secure gated yard. The site benefits from a clear eaves of 2.6m, 3 phase power and additional covered storage and office building.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal basis (GIA).

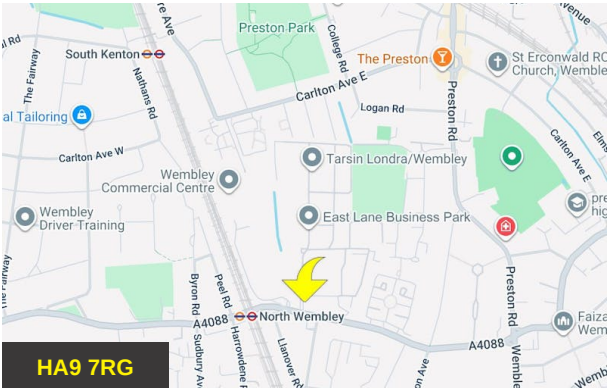
Description	sq ft	sq m
Warehouse	2,733	253.90
Total	2,733	253.90

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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