



Warehouse Unit in Wembley - TO LET

6 QUAD ROAD

East Lane Business Park, Wembley,
HA9 7NE

Industrial

TO LET

2,449 sq ft
(227.52 sq m)

- 3.75m Minimum eaves height rising to 6.35m at the roof apex
- Roller shutter door (w:2.85m x h:3.4m)
- Open plan warehouse
- 3 Phase power (100 amp per phase)
- Gas supply (3 inch pipe)
- 1 allocated parking space
- Secure gated estate with 24-hour access and security

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Summary

Available Size	2,449 sq ft
Rent	£23.00 per sq ft
Rates Payable	£14,605.50 per annum
Rateable Value	£26,750
Service Charge	Upon Enquiry
VAT	Applicable
EPC Rating	D

Description

The premises comprise a brick built open plan warehouse unit to a pitched roof within a securely gated estate. Access is provided via an electric roller shutter door serviced by a dedicated loading bay.

The property would be suitable for a number of storage or light 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.

Viewings

Via arrangement with Dutch & Dutch.

Lease

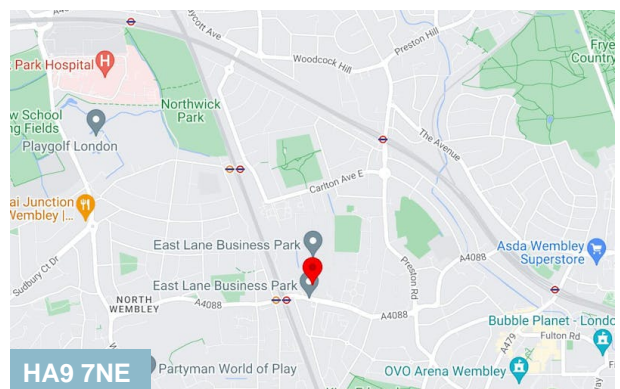
A new Full Repairing and Insuring Lease for a term by arrangement.

Legal Costs

Each party to bear their own legal costs.

VAT

Plus VAT.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ dutchanddutch.com