



## 17 Quad Road

East Lane Business Park, Wembley, HA9 7NA

**Open plan warehouse unit located in a secure estate with 4.1 minimum eaves height rising to 5.4m at the roof apex.**

**13,877 sq ft**  
(1,289.22 sq m)

- Close Proximity to A40/A406
- Secure gated estate with 24 hour access and security
- Established industrial location
- Open plan layout
- Fluorescent strip lighting
- Roller shutter door (w:4.0m x h:4.7m)

# 17 Quad Road, East Lane Business Park, Wembley, HA9 7NA

## Summary

Available Size	13,877 sq ft
Rent	£12.00 per sq ft
Business Rates	TBC
Service Charge	£13,776 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
Unit - 17	13,774	1,279.65	-	On Application	Available
<b>Total</b>	<b>13,774</b>	<b>1,279.65</b>			

## Description

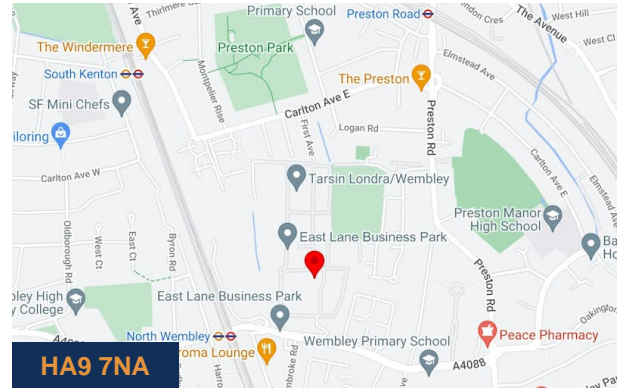
The premises comprise a brick built open plan warehouse unit to a pitched roof within a securely gated estate. Access is provided via an electric roller shutter door serviced by a dedicated loading bay.

## Location

Located within East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away at North Wembley station. The business park is also easily accessible by car via the M25, M1 and M40 motorways.

## Terms

The Unit is available by way of new lease for a term by arrangement.



## Viewing & Further Information



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