6 Quad Road

East Lane, Wembley, HA9 7NA

Brick built open plan warehouse unit located within a secure gated estate.

2,499 sq ft
(232.16 sq m)

- Fluorescent strip lighting
- Translucent roof panels
- Concrete floor
- 3 Phase power & gas
- Allocated & estate parking
- Roller shutter door (w:2.85m x h:3.4m)

Summary

Available Size	2,499 sq ft
Rent	£23.00 per sq ft
Rates Payable	£14,605.50 per annum
Rateable Value	£26,750
Service Charge	£4,260 per annum
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

6 Quad Road comprises a ground floor light industrial unit of 2,499 sqft. The premises is brick built and open plan with a pitched roof. Access is provided by way of an electric roller shutter serviced by a dedicated loading bay. The minimum eaves height is 3.75m rising to 6.35m at the apex.
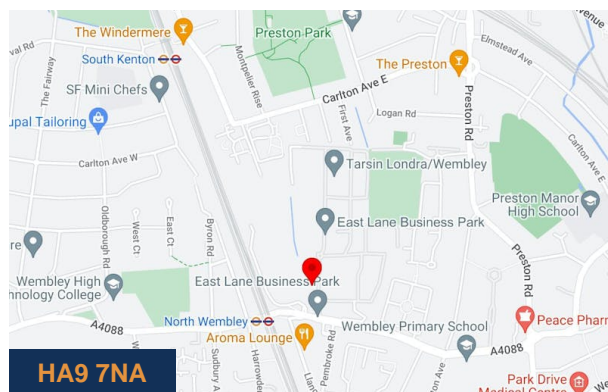
Location

The unit is located in 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,499	232.16	Available
Total	**2,499**	**232.16**	

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Viewing & Further Information

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