



## 17 Lumen Road

East Lane, Wembley, HA9 7RE

### Small Light Industrial Unit To Let with 24 Hour Access & Security

**1,442 sq ft**

(133.97 sq m)

- Fluorescent strip lighting
- Three phase power
- Dedicated loading bay
- 24 hour access & security
- North Wembley Underground Station (0.1 miles)

# 17 Lumen Road, East Lane, Wembley, HA9 7RE

## Summary

Available Size	1,442 sq ft
Rent	£31,728 per annum
Rates Payable	£9,418.50 per annum
Rateable Value	£17,250
Service Charge	£2,460 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

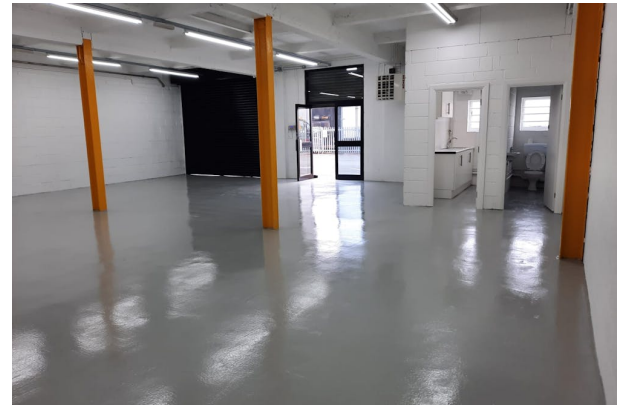
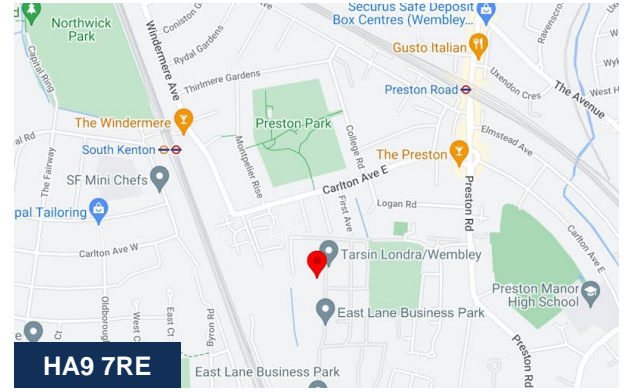
Name	sq ft	sq m	Availability
Ground	1,442	133.97	Available
<b>Total</b>	<b>1,442</b>	<b>133.97</b>	

## Description

Unit 17 Lumen Road is an open plan light industrial unit located on ground floor with a built in kitchenette and toilets. The unit has concrete floor, a dedicated loading bay, three phase power, fluorescent strip lighting and a 3.1m roller shutter.

## Location

Located within East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground (Bakerloo line) 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.



## Viewing & Further Information



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