



## 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)

# 6 Quad Road, East Lane, Wembley, HA9 7NA

## Summary

Available Size	2,499 sq ft
Rent	£23 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.

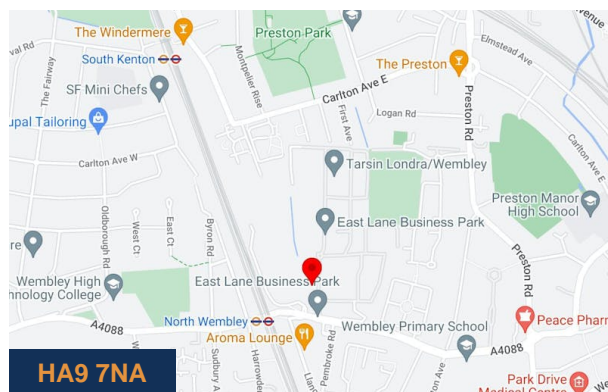
## Location

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
<b>Total</b>	<b>2,499</b>	<b>232.16</b>	



## Viewing & Further Information



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