



8 Main Drive

East Lane, Wembley, HA9 7NA

Ground floor light industrial unit located in East Lane Business Park.

1,981 sq ft
(184.04 sq m)

- 3 Phase power
- Concrete floor
- 24 hour access & security
- Fluorescent strip lighting
- North Wembley Station (0.1 miles)

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Summary

Available Size	1,981 sq ft
Rent	£22 per sq ft
Rates Payable	£11,776 per annum
Rateable Value	£23,000
Service Charge	£3,372 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available unit features a predominantly open-plan layout and is equipped with a front roller shutter (measuring 4.54m in height and 2.75m in width) and a dedicated loading bay. The property offers 24-hour access and security, fluorescent strip lighting, three-phase power, and estate parking. The unit has undergone comprehensive refurbishment throughout.

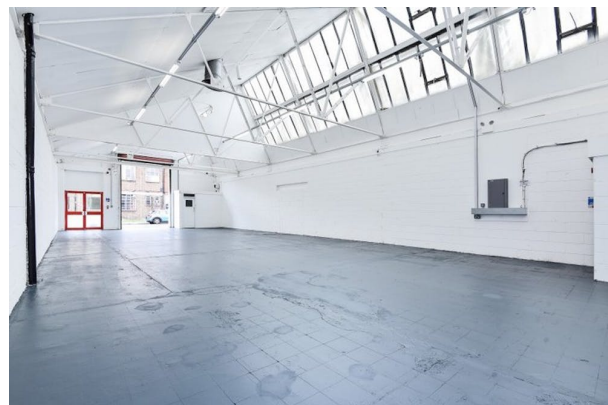
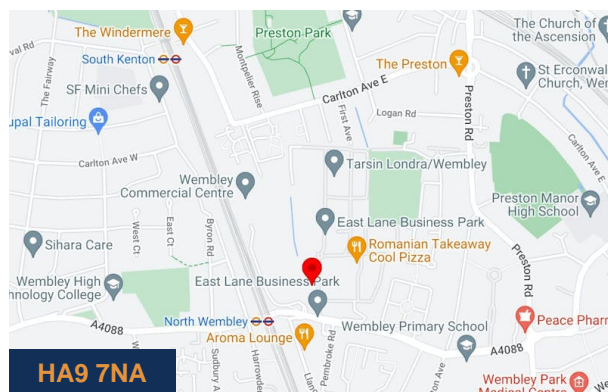
Location

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	1,981	184.04	Let
Total	1,981	184.04	



Viewing & Further Information



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