



## 12 Poplar View

East Lane, Wembley, HA9 7NA

### Warehouse/Light Industrial Unit To Let

**1,680 sq ft**  
(156.08 sq m)

- Close proximity to A40/A406
- Refurbished unit
- Roller shutter access
- W/C facilities
- Within a secure gated estate with 24-hour access and security

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## Summary

Available Size	1,680 sq ft
Rent	£19.29 per sq ft
Rates Payable	£7,098 per annum
Rateable Value	£13,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

12 Poplar View is a ground floor warehouse unit comprising 1,680 sqft. To the front of the property there is a full height roller shutter and partitioned office space and a separate customer entrance. The unit benefits from 3 Phase power, fluorescent strip lighting and communal estate parking.

## Location

The unit is located within East Lane Business Park Industrial Estate on Poplar View. 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.

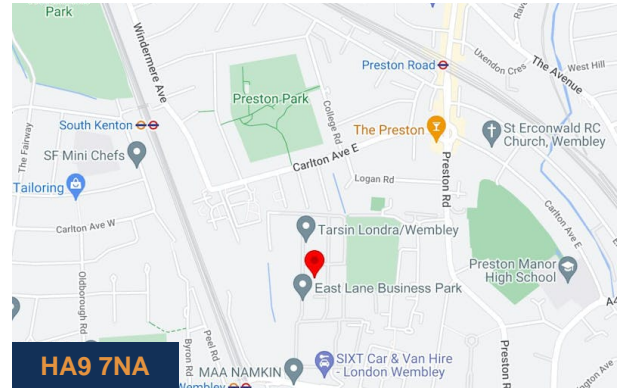
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,680	156.08	Available
<b>Total</b>	<b>1,680</b>	<b>156.08</b>	

## Terms

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



## Viewing & Further Information



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