



6 Tiling Way

East Lane, Wembley, HA9 7NA

Warehouse/Light Industrial Unit To Let

1,813 sq ft

(168.43 sq m)

- Close proximity to A40/A406
- Concrete floor
- Within a secure gated estate with 24-hour access and security
- Dedicated loading bay
- Electric roller shutter door

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Summary

Available Size	1,813 sq ft
Rent	£36,264 per annum
Rates Payable	£11,056.50 per annum
Rateable Value	£20,250
Service Charge	£3,084 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

6 Tiling Way is a ground floor warehouse unit comprising 1,813 sqft. The unit benefits from an electric roller shutter, fluorescent strip lighting, 3 phase power, a dedicated loading bay and an eaves height of 6.5m. The estate is gated and provides 24 hour access and security.

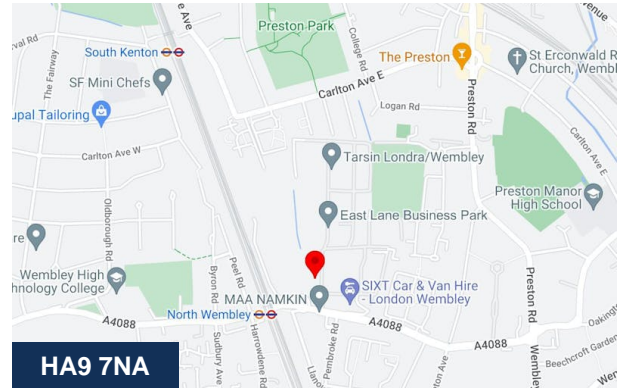
Location

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	1,813	168.43	Available
Total	1,813	168.43	



Viewing & Further Information



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