



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	£20 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.

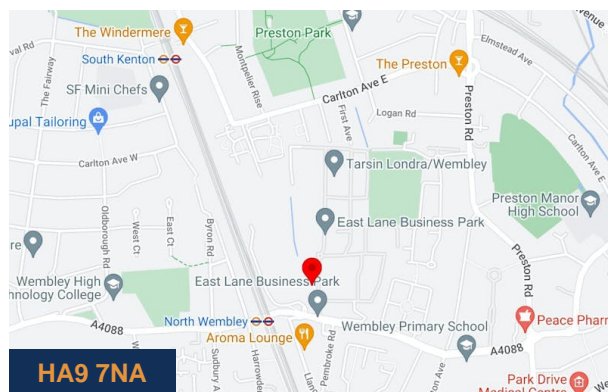
Location

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
Total	2,499	232.16	



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/08/2024