



## 1 Main Drive

East Lane, Wembley, HA9 7NA

## Refurbished Warehouse / Light Industrial Unit

**9,841 sq ft**

(914.26 sq m)

- Gated estate with 24 hour access and security
- Concrete floor
- 3 phase power
- Fluorescent strip lighting
- North Wembley Station

# 1 Main Drive, East Lane, Wembley, HA9 7NA

## Summary

Available Size	9,841 sq ft
Rent	£15 per sq ft
Rates Payable	£43,134 per annum
Rateable Value	£79,000
Service Charge	£9,852 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

1 Main Drive is an open plan steel truss high bay warehouse unit, ideal for storage or production. The unit benefits from a floor to ceiling height 6.50m to 11.36m and has recently been refurbished throughout, there is a full height roller shutter and loading bay to the front of the unit.

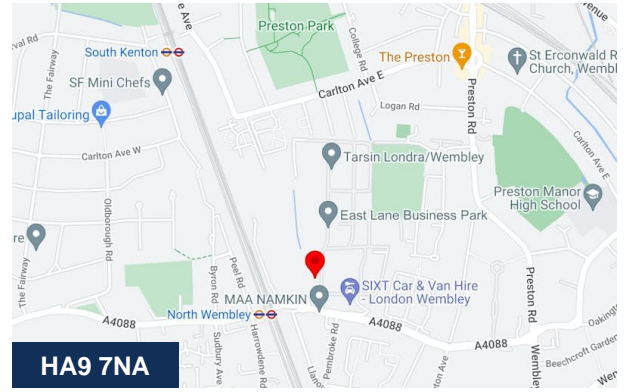
## Location

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
Unit	9,841	914.26	Available
<b>Total</b>	<b>9,841</b>	<b>914.26</b>	



## Viewing & Further Information



**Lily O'Donnell**

020 8429 9009 | 07522 700508

[lily@davidcharles.co.uk](mailto:lily@davidcharles.co.uk)



**George Moriarty**

020 8429 9003 | 07522 700 507

[george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

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