



**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.

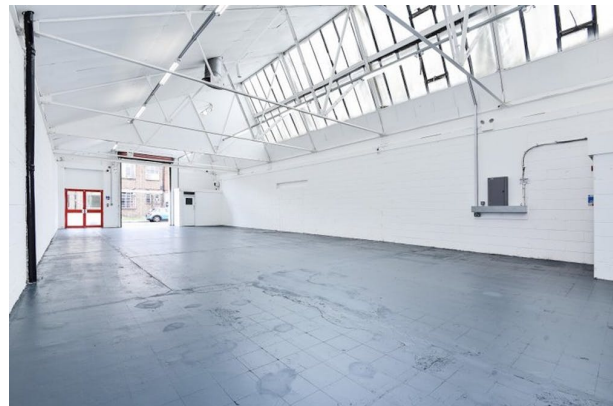
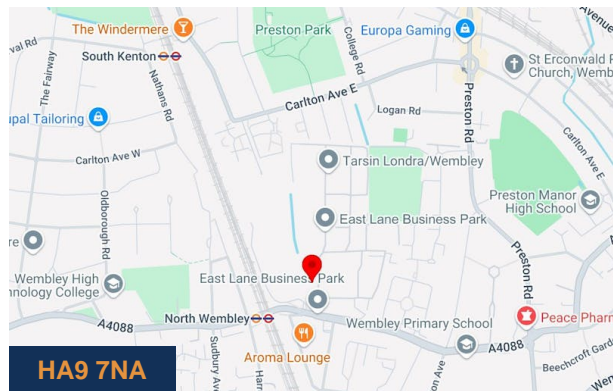
## Location

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
<b>Total</b>	<b>1,981</b>	<b>184.04</b>	



## Viewing & Further Information



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