



## 14 Osram Road, East Lane Business Park

Wembley, HA9 7NA

### Warehouse / Light Industrial Unit

**3,503 sq ft**

(325.44 sq m)

- Established Industrial location
- Secure gated estate
- 24 hour access & security
- Close proximity to A40/A406
- Dedicated parking

# 14 Osram Road, East Lane Business Park, Wembley, HA9 7NA

## Summary

<b>Available Size</b>	3,503 sq ft
<b>Rent</b>	£63,060 per annum
<b>Rates Payable</b>	£18,837 per annum
<b>Rateable Value</b>	£34,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprises an open plan warehouse on ground floor with the benefit of LED lighting, concrete floor, three phase power, roller shutter (H: 3m x W: 2.6m) and 24 hour access.

## 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

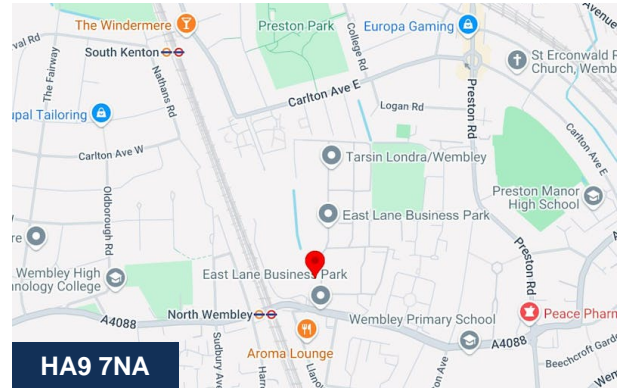
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,503	325.44	Available
<b>Total</b>	<b>3,503</b>	<b>325.44</b>	

## Terms

The premises is available by way of a new lease to be arranged.



## Viewing & Further Information



**Lily O'Donnell**

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