



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.

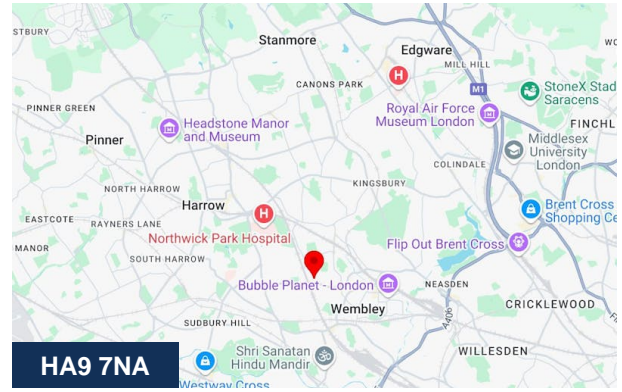
Location

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
Total	9,841	914.26	



Viewing & Further Information



Lily O'Donnell

020 8429 9009 | 07522 700508

lily@davidcharles.co.uk



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

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