



16a Main Drive, East Lane

Wembley, HA9 7NA

## Warehouse Unit

1,400 sq ft

(130.06 sq m)

- 3 Phase power
- Fluorescent strip lighting
- Concrete floor
- 3 Phase power & gas
- Electric roller shutter door (w:3.2m x h:3.3m)
- 4.9m clear eaves height
- Dedicated loading bay
- 24 hour access & security

# 16a Main Drive, East Lane, Wembley, HA9 7NA

## Summary

<b>Available Size</b>	1,400 sq ft
<b>Rent</b>	£25 per sq ft
<b>Rates Payable</b>	£9,009 per annum
<b>Rateable Value</b>	£16,500
<b>Service Charge</b>	£1.71 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The unit is situated on the ground floor and features an open-plan warehouse with a dedicated loading bay and an electric roller shutter (measuring 3.2m in height and 3.3m in width). It includes communal W/Cs, three-phase power, a concrete floor, and a clear eaves height of 4.9m.

## 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.

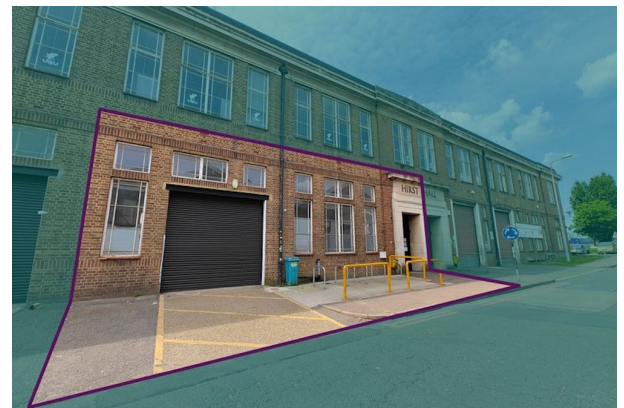
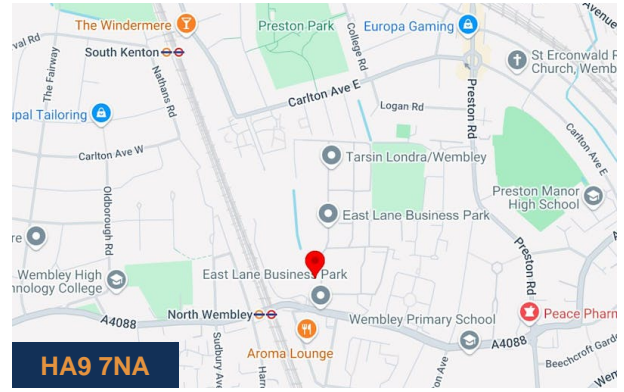
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Let
<b>Total</b>	<b>1,400</b>	<b>130.06</b>	

## Terms

The unit is available by way of a new lease for a term by arrangement.



## Viewing & Further Information



**Lily O'Donnell**

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