



6 Quad Road, East Lane

Wembley, HA9 7NA

**Brick built open plan
warehouse unit located
within a secure gated estate.**

2,499 sq ft
(232.16 sq m)

- Fluorescent strip lighting
- Translucent roof panels
- Concrete floor
- 3 Phase power & gas
- Allocated & estate parking
- Roller shutter door (w:2.85m x h:3.4m)

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 2,499 sq ft |
| Rent | £20 per sq ft |
| Rates Payable | £14,605.50 per annum |
| Rateable Value | £26,750 |
| Service Charge | £4,260 per annum |
| Car Parking | N/A |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

6 Quad Road comprises a ground floor light industrial unit of 2,499 sqft. The premises is brick built and open plan with a pitched roof. Access is provided by way of an electric roller shutter serviced by a dedicated loading bay. The minimum eaves height is 3.75m rising to 6.35m at the apex.

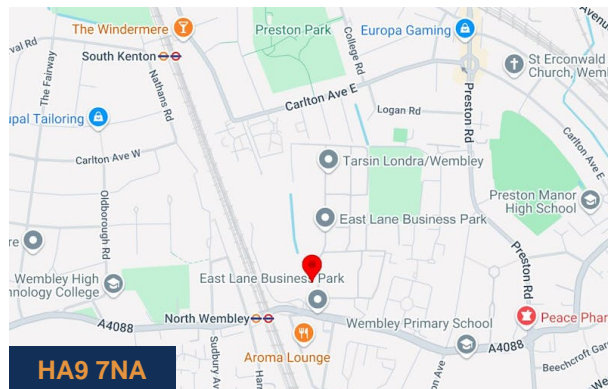
Location

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 | 2,499 | 232.16 | Available |
| Total | 2,499 | 232.16 | |



Viewing & Further Information



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