



5 Boundary Road

East Lane Business Park, Wembley, HA9 7NA

**Substantial open-plan
warehouse unit with 4.3m
clear eaves height – To Let**

4,794 sq ft

(445.38 sq m)

- Concrete floor
- Water supply
- Electric roller shutter
- W/C
- Estate parking
- 3 phase power & gas
- 4.3m Floor To Ceiling Height

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Summary

Available Size	4,794 sq ft
Rent	£86,292 per annum
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
Service Charge	£1.70 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The unit comprises a ground floor warehouse with a clear eaves height of 4.3 metres. It benefits from an electric roller shutter door, three-phase power, gas supply, and W/C facilities.

Additional features include communal parking within a secure estate, providing convenience for both staff and visitors. The unit is well-suited for a variety of industrial, storage, or distribution uses.

Location

The property is located on Boundary Road in East Lane Business Park and 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.

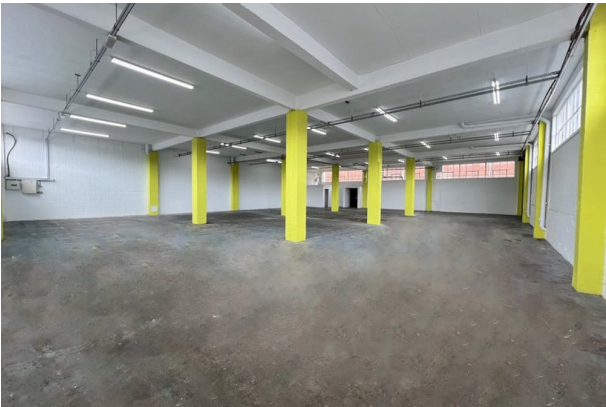
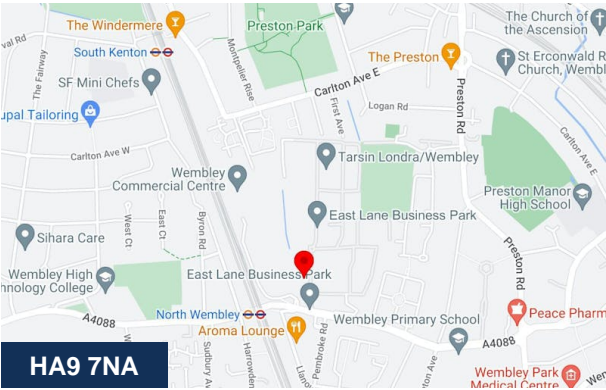
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,626	429.77	Let
Total	4,626	429.77	

Terms

The premises are available by way of a new lease, with terms to be agreed.



Viewing & Further Information



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