



## **2 Courtenay Road, East Lane**

Wembley, HA9 7ND

**Prominent light industrial  
unit at the front of a thriving  
business park**

**8,509 sq ft**

(790.51 sq m)

- Close Proximity to A40/A406
- In an established industrial location
- Open plan warehouse
- Concrete floor
- 3 Phase power 100 amp supply
- 5 Dedicated parking spaces
- 3.7m Eaves Height
- Kitchen & WC Facilities

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## Summary

Available Size	8,509 sq ft
Rent	Rent on application
Rates Payable	£42,457.50 per annum
Rateable Value	£76,500
Service Charge	£14,472 per annum
EPC Rating	D

## Description

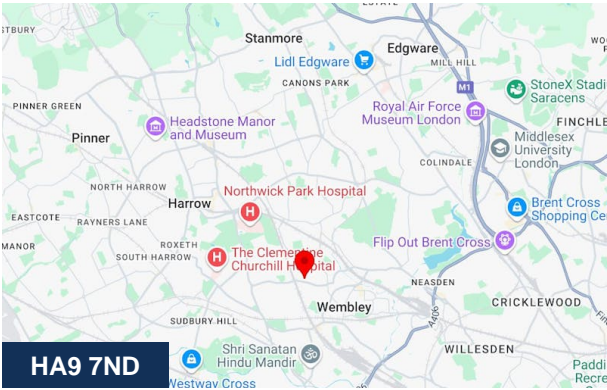
This prominently positioned unit at the front of a busy business park comprises an open-plan warehouse with shutter access, a reception area, kitchenette, and toilet facilities. It also benefits from five dedicated parking spaces, making it ideal for a range of commercial uses.

## Location

Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible via major motorways, including the M25, M1, and M40. The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.

## Terms

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



## Viewing & Further Information



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