



## 21 Magnet Road

East Lane Business Park, London, HA9 7RE

### Open Storage Yard With Office Space Available on Flexible Terms

**2,733 sq ft**

(253.90 sq m)

- Concrete hard surfaced
- Established industrial location
- Close proximity to A40/A406
- Secure gated estate with 24-hour access and 24-hour security
- Three phase electricity and water supplies
- Small office available
- Flexible terms available at competitive rates

## Summary

Available Size	2,733 sq ft
Rent	£38,256 per annum
Rateable Value	£20,000
Service Charge	£4,646 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	E (115)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,479	230.31	Available
Ground - office	254	23.60	Available
<b>Total</b>	<b>2,733</b>	<b>253.91</b>	

## Description

A secure gated unit located on Magnet road situated within East Lane Business Park with 24-hour access and security, on a concrete hard surface. This unit is comprised of a small secure yard with a double shutter workshop, office, WC facilities and undercover storage. Both electricity and water are available. The unit is available on flexible terms at competitive rates.

## Location

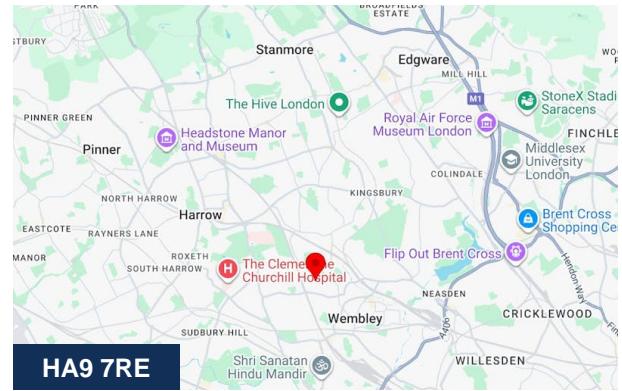
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible 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 compound is available by way of a new lease and the landlord will consider flexible arrangements.

## Viewings

Viewings to be arranged upon your request.



## Viewing & Further Information



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