



## 8a Lumen Road

East Lane Business Park, HA9 7RE

### Open Storage Yard Available on Flexible Terms.

**3,465 to 12,479 sq ft**

(321.91 to 1,159.34 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 available
- Securely fenced compound

## Summary

Available Size	3,465 to 12,479 sq ft
Rent	£8.50 - £10 per sq ft
Rates Payable	£23,120 per annum
Rateable Value	£46,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Option 1	3,465	321.91	Available
Unit - Option 2	3,714	345.04	Available
Unit - Option 3	5,845	543.02	Available
<b>Total</b>	<b>13,024</b>	<b>1,209.97</b>	

## Description

The site comprises a secure gated open storage compound located on Lumen road situated within East Lane Business Park. The site has the benefit of 24-hour access and security, situated on a concrete hard surface. Three phase electricity supply is available. This compound is available on flexible terms at competitive rates.

## Location

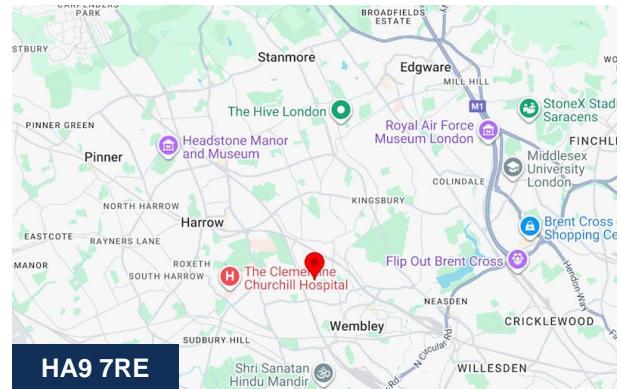
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible 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 units are 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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