



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

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 3,465 to 12,479 sq ft |
| Rent | Rent on application |
| 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 |
| Total | 13,024 | 1,209.97 | |

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

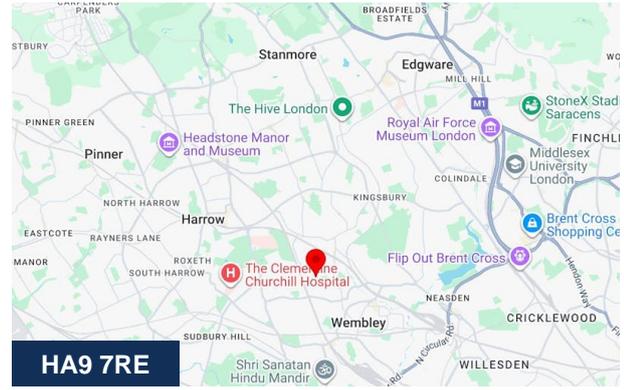
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible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



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk



Tom O'Malley

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

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