



Unit 7 Tilling Way, East Lane Business Park

Wembley, HA9 7NA

Modern Open Plan Warehouse / Storage Unit

2,508 sq ft

(233 sq m)

- Roller Shutter
- Parking Available
- 24-Hour Access
- Secure Site
- Close proximity to A40/A406
- 3 Phase Power

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Summary

Available Size	2,508 sq ft
Rent	£45,144 per annum
Business Rates	Upon Enquiry
Service Charge	£3,762 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This unit offers a bright and versatile industrial space, currently operating as a vehicle repair/body shop, and is well-suited for similar automotive uses. The property provides generous open-plan workshop space with excellent natural light from multiple windows and roof panels, alongside a useful first-floor office area, ideal for admin or management functions. The clear internal layout, good access and solid floor loading make the unit adaptable for a range of industrial or workshop occupiers, all within a well-established industrial location.

Location

East Lane Business Park is a 36 Acre Commercial Business Estate located in the heart of Wembley, London. Located a short distance from Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner) and the M40 Motorways. This makes East Lane Business Park a great location for any business.



Viewing & Further Information



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