



## 5 Boundary Road, East Lane Business Park

Wembley, HA9 7NA

**Substantial open-plan  
warehouse unit with 4.3m  
clear eaves height – To Let**

**4,794 sq ft**

(445.38 sq m)

- Concrete floor
- Water supply
- Electric roller shutter
- W/C
- Estate parking
- 3 phase power & gas
- 4.3m Floor To Ceiling Height

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## Summary

Available Size	4,794 sq ft
Rent	£83,904 per annum
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
Service Charge	£1.70 per sq ft
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

Unit 5 Boundary Road offers a functional and adaptable space suitable for a variety of businesses. With a secure entrance and ample natural light, this unit provides an excellent working environment.

## Location

The property is located on Boundary Road in East Lane Business Park and benefits from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away at North Wembley station. The business park is also easily accessible by car via the M25, M1 and M40 motorways.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,794	445.38	Let
<b>Total</b>	<b>4,794</b>	<b>445.38</b>	

## Terms

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



## Viewing & Further Information



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