



## 4B Lumen Road

East Lane Business Park, London, HA9 7RE

### Open Storage Yard Available on Flexible Terms.

**8,843 sq ft**  
(821.54 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
- Perimeter fencing

# 4B Lumen Road, East Lane Business Park, London, HA9 7RE

## Summary

<b>Available Size</b>	8,843 sq ft
<b>Rent</b>	£57,480 per annum
<b>Rateable Value</b>	£30,750
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## 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 and water available. This compound is available on flexible terms at competitive rates and is ideal for general storage and distribution.

## Location

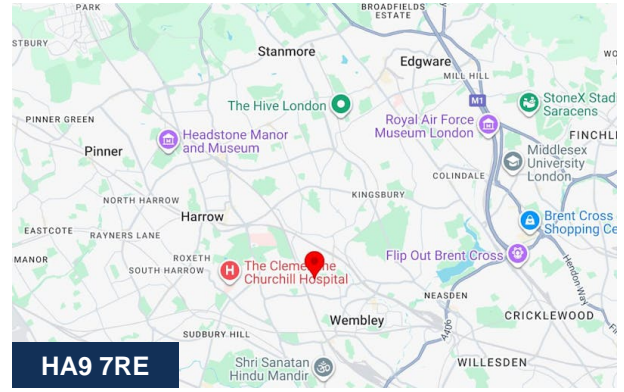
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible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