



5A Courtenay Road, East Lane Business Park

Wembley, HA9 7ND

**Prominent light industrial
unit at the front of a thriving
business park**

4,260 sq ft

(395.77 sq m)

- Close Proximity to A40/A406
- Open plan warehouse
- Front reception area
- 3 Phase power 100 amp supply
- 2 Dedicated parking spaces
- 3.5-6.1m Eaves Height
- Kitchen & WC Facilities
- Located on a secure estate with 24-hour access and security

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Summary

Available Size	4,260 sq ft
Rent	£76,680 per annum
Rates Payable	£26,640 per annum
Rateable Value	£55,500
Service Charge	£7,260 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Prominent unit located at the front of a thriving business park comprising of an open-plan warehouse with a front reception area, offices, a kitchenette, and toilet facilities. Separate shutter access to the warehouse with 2 dedicated parking spaces at the front of the Unit.

Location

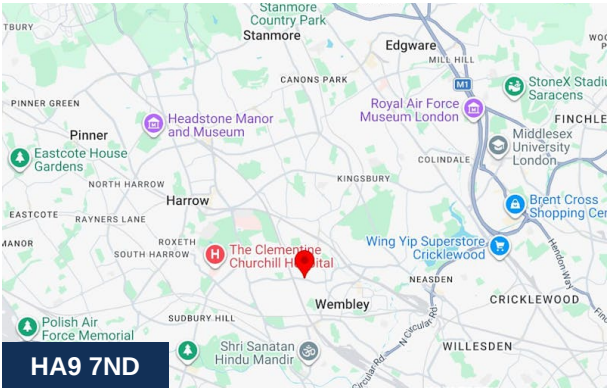
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible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

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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