



## Unit 9b Osram Road

East Lane Business Park, Wembley, HA9 7NG

## Small Light Industrial Warehouse In Wembley - To Let

**774 sq ft**  
(71.91 sq m)

- Open plan warehouse
- Secure gated estate with 24-hour access and security
- Roller shutter access (3mx3m)
- Concrete Floor
- 3-Phase 100 Amp Power Supply
- Communal W/C's & Kitchen
- 4.3m - 6.9m eaves height
- Close proximity to A40/A406

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## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 774 sq ft                          |
| Rent           | £19,356 per annum                  |
| Rates Payable  | £6,048 per annum                   |
| Rateable Value | £14,000                            |
| Service Charge | £1,320 per annum                   |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

## Description

A well-presented industrial unit situated in the heart of the thriving East Lane Business Park. Unit 9b offers a clean, open-plan space ideal for a range of uses, ready for immediate occupation. The estate benefits from 24-hour access and 24-hour security, excellent transport links, and free parking which makes the warehouse an ideal unit for businesses seeking a prime location.

## Location

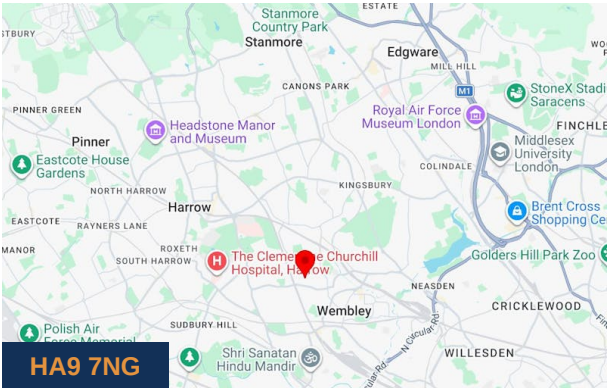
Wembley is the smart choice for businesses wanting affordable commercial space in London.

Just a short distance from Wembley Stadium, the business park is home to offices, warehouse units and outdoor storage yards.

It also 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.

## 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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