david charles
property consultants

TO LET



3 Boundary Road, East Lane Business Park

Wembley, HA9 7NF

Unit 3 Boundary Road offers a functional and adaptable space suitable for a variety of businesses.

3,131 sq ft

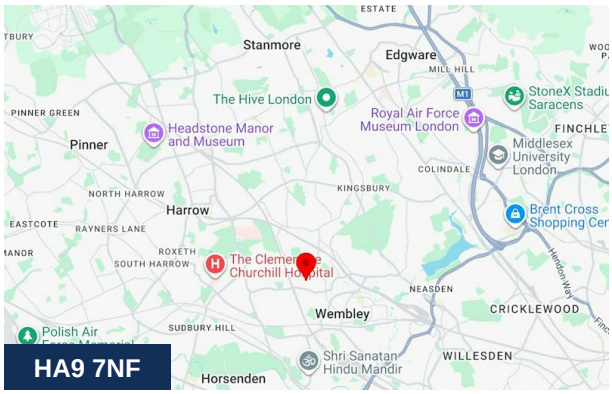
(290.88 sq m)

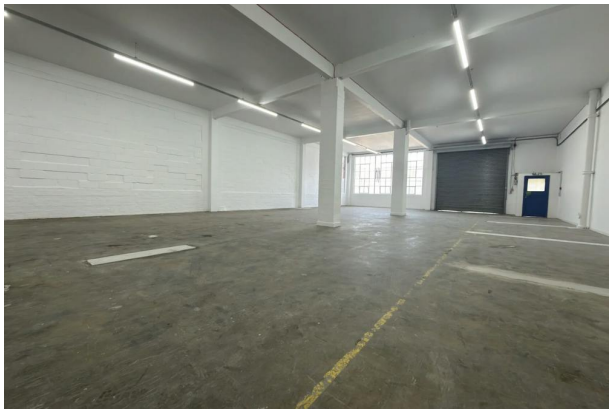
- Located on a securely gated estate with 24-hour access
- Close Proximity to A40 / A406
- 3.9m floor to ceiling height
- 3 Phase 100 amp power supply
- Electric roller shutter
- Hard Standing Floor

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Summary

Available Size	3,131 sq ft
Rent	£54,084 per annum
Rates Payable	£18,792 per annum
Rateable Value	£43,500
Service Charge	£5,412 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D







Description

Unit 3 Boundary Road offers a functional and adaptable space suitable for a variety of businesses. With a secure entrance and good natural light, this unit provides an excellent working environment.

Location

East Lane Business Park is located in East Lane, Wembley, on the historic site originally established by the General Electric Company in 1919. The site spans over 37 acres and holds significant industrial heritage, notably for housing the Hirst Research Centre.

Today, the estate offers a diverse range of commercial facilities, including warehouses, secured open compounds, offices, container storage and Self-Storage units, making it a thriving hub for businesses of various sizes and sectors.

The Estate is directly managed by the Landlord, NW London Commercial, with the Estate's office conveniently located at the entrance of East Lane Business Park. Each Tenant is assigned a dedicated Estate Manager, fostering a personalised and responsive relationship between landlord and tenant. This hands on management approach ensures clear communication and efficient support for all businesses operating on the estate.

Viewing & Further Information



Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

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