david charles
property consultants

TO LET



1st Floor, 15 Lumen Road

East Lane Business Park, Wembley, HA9 7RE

Well-maintained warehouse to let on flexible terms

8,484 sq ft
(788.19 sq m)

- Open plan layout
- Eaves height 3.2m
- Hard standing floor
- 3 phase 100 amp power supply
- Water & gas supply
- Securely gated estate with 24-hour access
- Close Proximity to A40/A406

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Summary

Available Size	8,484 sq ft
Rent	£84,840 per annum
Rates Payable	£25,680 per annum
Rateable Value	£53,500
Service Charge	£8,484 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

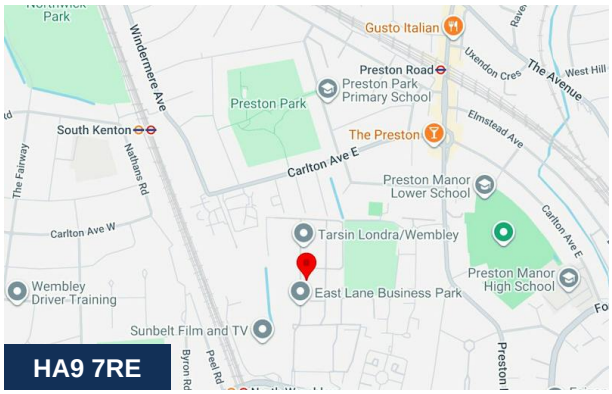
Unit 15, first floor is a well-maintained and modernly built warehouse finished to a high standard in East Lane Business Park, useful for a variety of different usages. Close to North Wembley station and located within a gated estate with 24-hour access.

Location

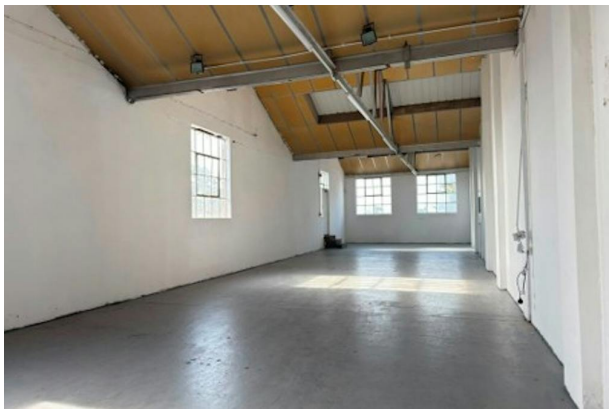
The unit is located within the well-known East Lane Business Park Estate, Wembley. The location benefits from excellent transport links, with National Rail, Overground and Underground services just a 2-minute walk away (0.1 miles) at North Wembley station. The business park is also easily accessible by car via the A40 Western Avenue (5.6 Miles), M25 (16.9 Miles), M1 (6.7 Miles) and M40 (10.9 Miles) 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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