david charles
property consultants

**TO LET**

# 1 Quad Road, East Lane

Wembley, HA9 7NE

## Secure Open-Plan Pitched-Roof Warehouse Unit - To Let

**767 sq ft**
(71.26 sq m)

- Open plan warehouse
- Secure gated estate with 24-hour access and security
- 6.2m Floor to ceiling height
- 3 Phase power
- Close proximity to A40/A406
- Dedicated loading bay & electric roller shuttry

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## Summary

| | |
|---|---|
| **Available Size** | 767 sq ft |
| **Rent** | £23,016 per annum |
| **Rates Payable** | £6,048 per annum |
| **Rateable Value** | £14,000 |
| **Service Charge** | £1,308 per annum |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | C |

## Description

Unit 1 Quad Road presents a functional & purpose-built industrial space, designed to support operational efficiency.

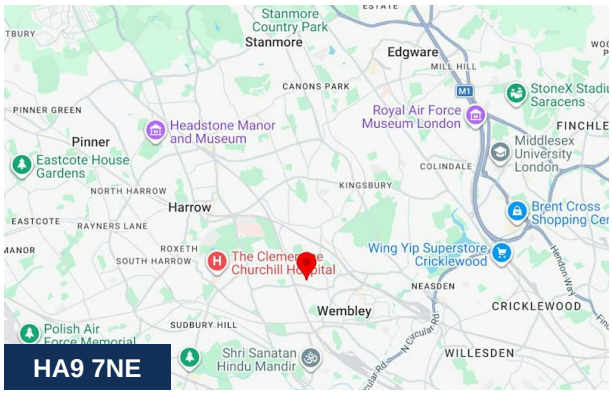
The layout offers a clear-span warehouse with generous internal height, an electric roller shutter opening onto a dedicated loading bay, and a separate pedestrian entrance.

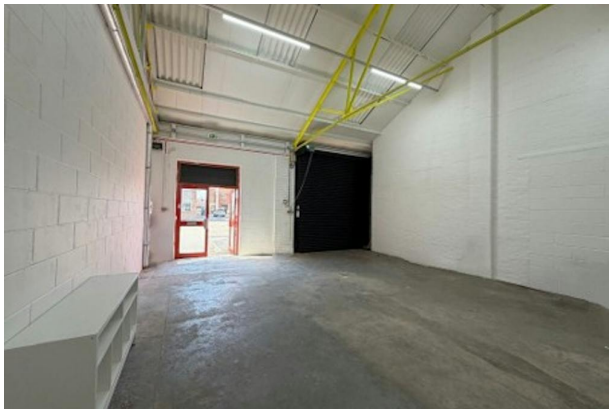
## Location

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.

## 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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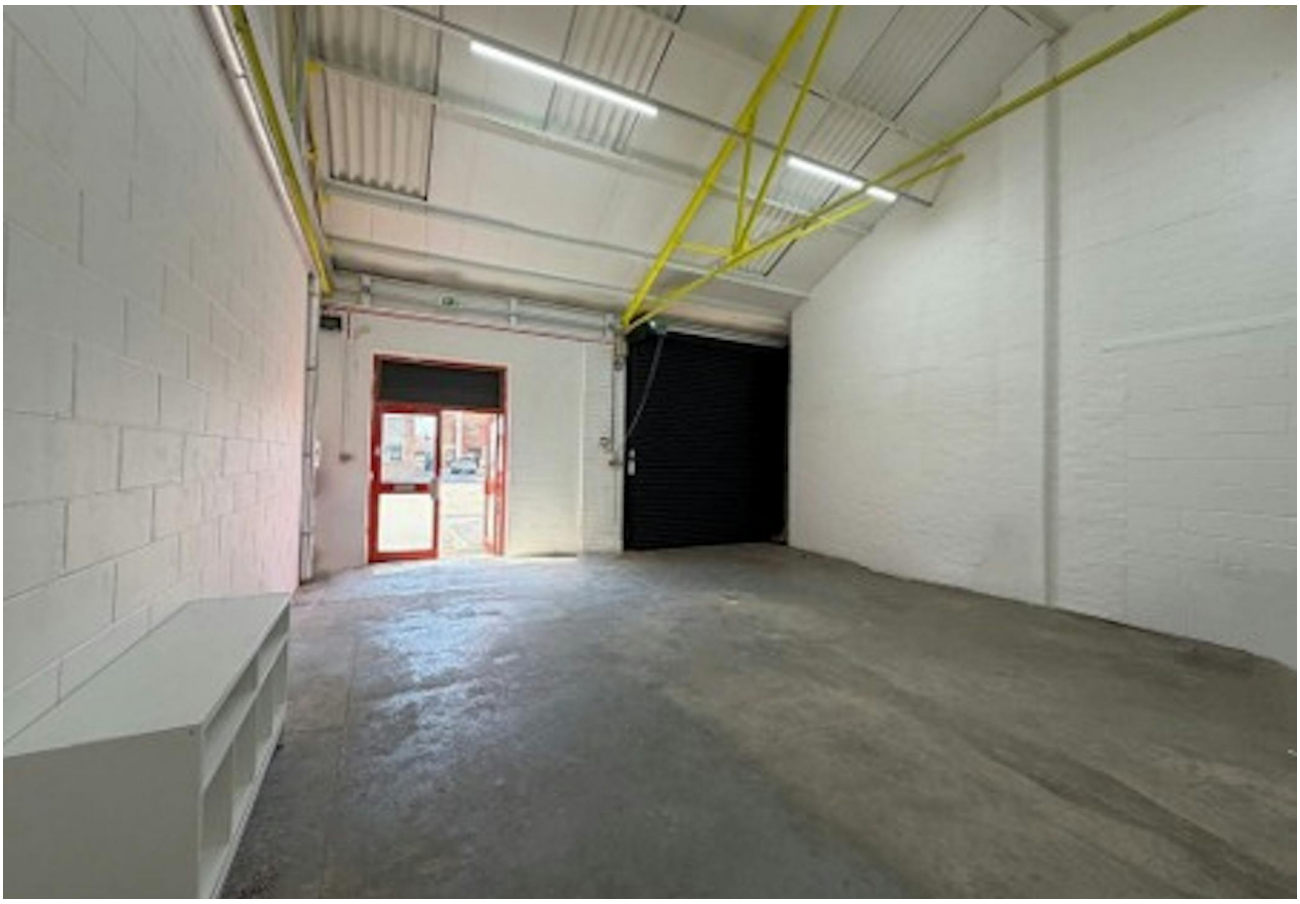
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