david charles
property consultants

TO LET



5b Main Drive

East Lane Business Park, Wembley, HA9 7NA

A modern open plan warehouse unit with a good height, suitable for a light industrial variety of uses.

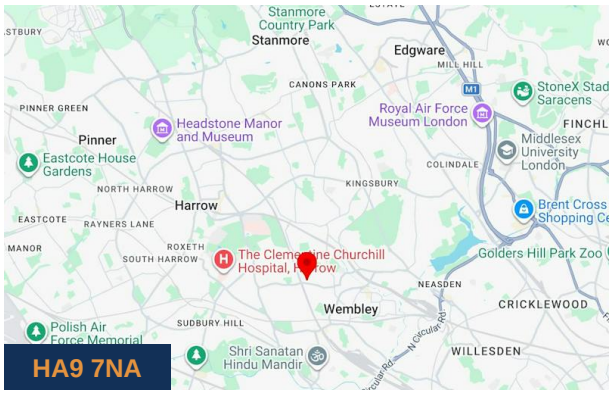
1,555 sq ft
(144.46 sq m)

- Open plan warehouse
- 3.6m - 6.1m eaves height
- Hard standing floor
- 3 phase 100 amp power supply
- Estate parking
- Electric rolling shutter
- Secure estate with 24 hour access
- Close Proximity to A40/A406

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Summary

Available Size	1,555 sq ft
Rent	£35,760 per annum
Rates Payable	£10,692 per annum
Rateable Value	£24,750
Service Charge	£2,652 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E





Description

5H Main Drive is an open-plan warehouse with a layout that supports efficient movement of goods and equipment, while the unit's height and clear span allow for flexible use of space.

Located within a securely gated estate. It benefits from access via a full-height electric shutter and is well-suited for storage or a variety of light industrial uses.

Location

Located in East Lane Business Park which offers a range of commercial facilities including warehouses, open compounds, offices and self storage units, making it a thriving business hub. The warehouse offers excellent connectivity with its close proximity to the A40/A406 and North Wembley Station.

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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