david charles
property consultants

TO LET



Unit 9b Osram Road

East Lane Business Park, Wembley, HA9 7NG

Small Light Industrial Warehouse In Wembley - To Let

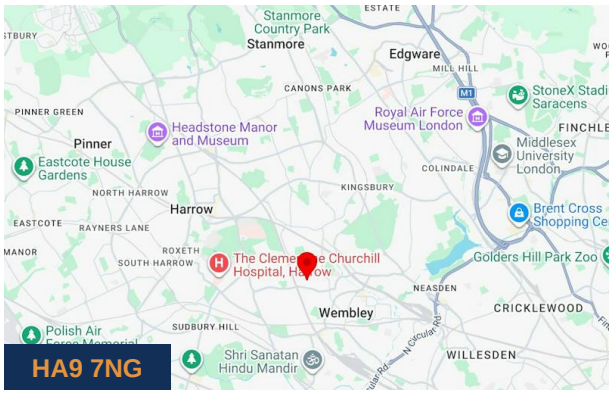
774 sq ft
(71.91 sq m)

- 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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