



TO LET **WAREHOUSE UNIT WITH** **SECURE YARD**

3,408 SQ FT (316.61 SQ M)

**17 & 15a Magnet Road, East Lane
Business Park, Wembley, Brent,
HA9 7NG**

- Secure Yard
- Open Plan Warehouse
- Close Proximity to A40/A406
- Established Industrial Location

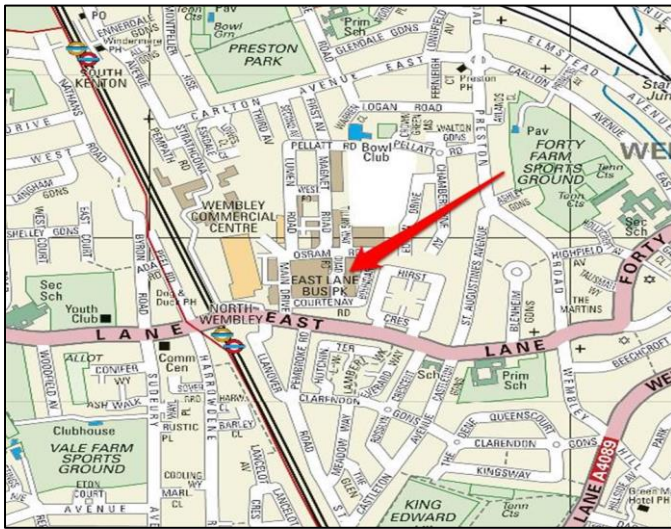


LOCATION

East Lane Business Park is a 36 Acre Commercial Business Estate located in the heart of Wembley, London. Located a short distance from Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner) and the M40 Motorways. This makes East Lane Business Park a great location for any business.

Competitive rents and flexible rental agreements combined with the excellent location provide the perfect ingredients for an ideal base for all types of businesses. Lease Agreements are contracted outside the provisions of the Landlord and Tenant Act 1954.

Transport Links: North Wembley Tube Station (Bakerloo) Preston Road Tube Station (Metropolitan) Buses – 245, 204, 223, 79.



SAT NAV REF: HA9 7NG

DESCRIPTION

An open plan ground floor warehouse unit within a securely gated estate. Access is provided via 2 roller shutter doors. The unit also benefits from its own secure yard.

AMENITIES

- Secure yard
- 2x Roller shutter door
- Fluorescent strip lighting
- Concrete floor
- 3 Phase power
- Gas
- Water
- WC
- 24 hour access & security
- Estate parking

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	2,908	270.16
Yard (Unit 15a)	500	46.45
TOTAL	3,408	316.61

All measurements are based on an approximate gross internal area

TENURE

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

PRICING

Rent per Annum

£48,624

Service Charge per Annum

£4,944

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contract the London Borough of Brent to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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