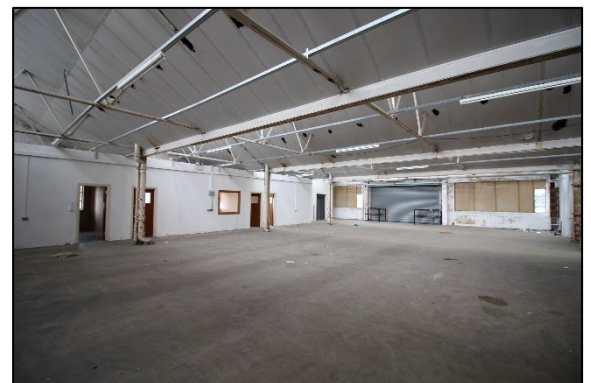




TO LET
FIRST FLOOR LIGHT INDUSTRIAL / STORAGE UNIT
23,161 SQ FT (2,151.73 SQ M)

First Floor 7 Courtenay Road, East Lane Business Park, Wembley, Brent HA9 7ND

- Established Industrial Location
- Close Proximity to A40/A406
- 3 Phase Power & Gas
- Secure Gated Estate with 24 Hour Access & Security

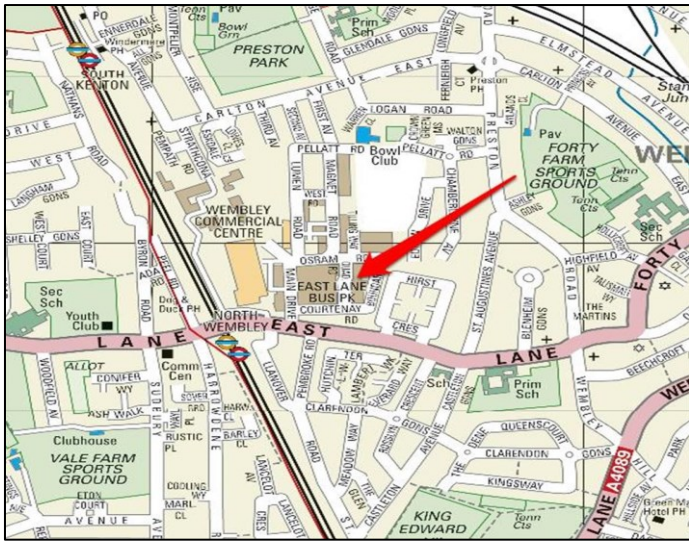


LOCATION

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 7ND

DESCRIPTION

The premises comprise a brick built first floor warehouse unit to a pitched roof within a securely gated estate. Access is provided through a roller shutter loading door on the first floor which is serviced by a dedicated goods lift.

AMENITIES

- 3.06m Minimum eaves height rising to 5.93m at roof apex
- Lighting
- Translucent roof panels
- Concrete floor
- 3 Phase power & gas
- Electric roller shutter loading door (w:5.2m x h:2.93m)
- Dedicated loading bay
- Goods Lift
- Kitchenette
- W/C
- 24 hour access & security
- Estate parking

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	23,161	2,151.73
TOTAL	23,161	2,151.73

All measurements are based on an approximate gross internal area

TENURE

Leasehold - Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

PRICING

Rent per annum
£115,812

Service Charge per annum
Approx. £11,580

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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