



3 Boundary Road

East Lane Business Park, Wembley, HA9 7NF

Industrial / Warehouse Unit

3,131 sq ft

(290.88 sq m)

- Established industrial location
- 3.9m clear eaves height
- 3 Phase power & gas
- Loading bay
- Concrete floor
- Estate parking
- Open plan layout
- 24hr access & security
- Close proximity to A40/A406
- Walking distance to North Wembley Station

3 Boundary Road, East Lane Business Park, Wembley, HA9 7NF

Summary

Available Size	3,131 sq ft
Rent	£54,084 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £5,412 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

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

Description

The premises comprise an open plan industrial / warehouse unit with a located within a securely gated estate. Access is provided via a roller shutter loading door serviced by a dedicated loading bay. Parking is available on the estate.

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.

Accommodation

All measurements are approximate and measured on a gross internal basis (GIA).

Description	sq ft	sq m
Warehouse	3,131	290.88
Total	3,131	290.88

VAT

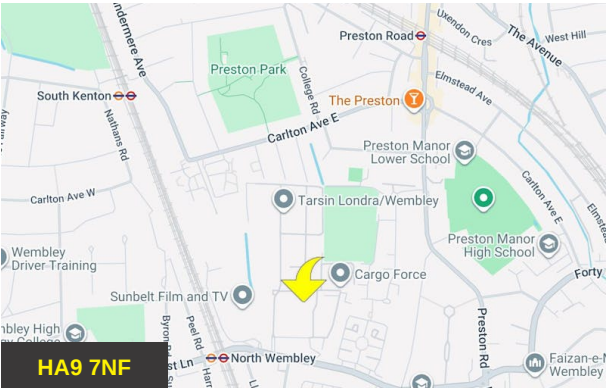
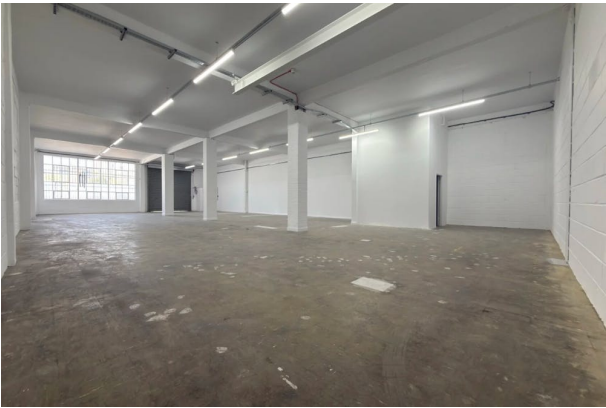
All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com