



1st Floor, 15 Lumen Road
East Lane Business Park, Wembley, HA9 7NG

**First Floor Light Industrial /
Warehouse Unit**

8,484 sq ft

(788.19 sq m)

- 3 Phase power
- Floor to ceiling height of 3.2m
- Hard standing floor
- Open plan layout
- Lighting
- Estate parking
- 24 hour access & security
- Walking distance to North Wembley Station

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Summary

Available Size	8,484 sq ft
Rent	£84,840 per annum
Business Rates	Interested parties are advised to contract the London Borough of Brent to obtain this figure
Service Charge	Approx. £1.00 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

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.

Description

Unit 15, first floor is a well-maintained and modernly built warehouse finished to a high standard in East Lane Business Park, useful for a variety of different usages. Close to North Wembley station and located within a gated estate with 24-hour access.

Tenure

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 area basis.

Description	sq ft	sq m
Warehouse	8,484	788.19
Total	8,484	788.19

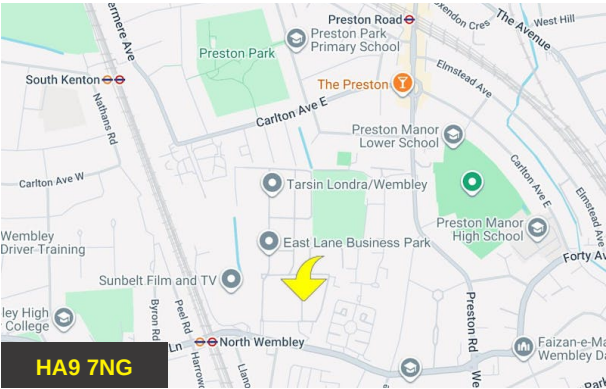
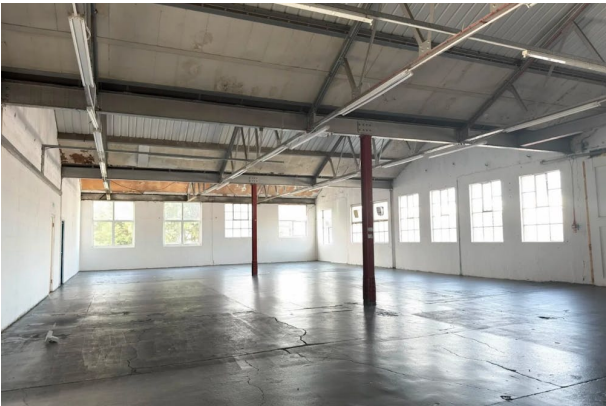
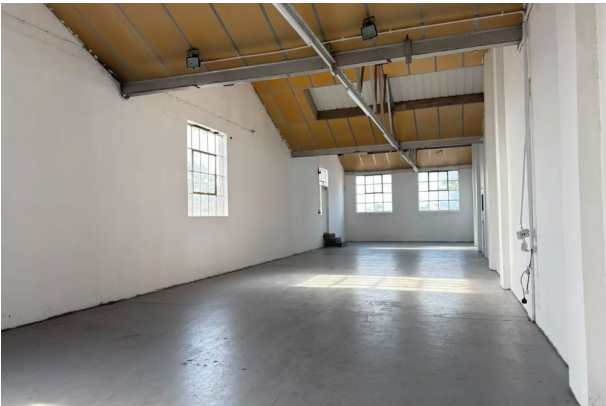
VAT

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



Viewing & Further Information



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