



5H Main Drive

East Lane Business Park, Wembley, HA9 7NA

**A modern open plan
warehouse unit with a good
height, suitable for a light
industrial variety of uses.**

2,084 sq ft

(193.61 sq m)

- Open plan warehouse
- 3.7m Minimum eaves height rising to 5.9m at the roof apex
- Hard standing floor
- 3 phase 100 amp power supply
- Estate parking
- Electric rolling shutter
- Secure estate with 24 hour access

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Summary

Available Size	2,084 sq ft
Rent	£41,988 per annum
Rates Payable	£14,221.50 per annum
Rateable Value	£28,500
Service Charge	£3,552 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

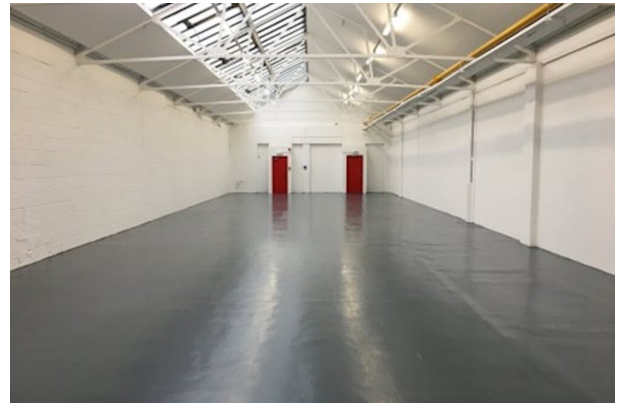
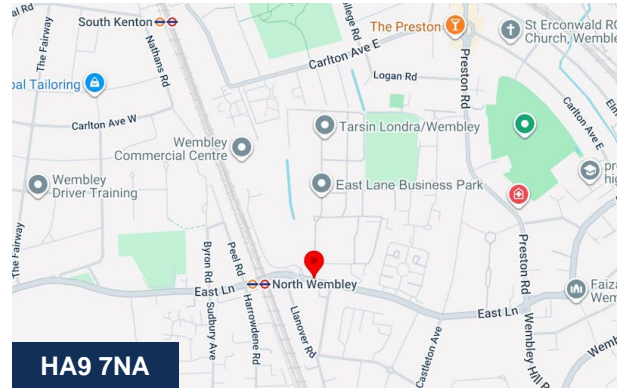
Description

5H Main Drive is an open-plan warehouse with a layout that supports efficient movement of goods and equipment, while the unit's height and clear span allow for flexible use of space.

Located within a securely gated estate. It benefits from access via a full-height electric shutter and is well-suited for storage or a variety of light industrial uses.

Location

Located in East Lane Business Park which offers a range of commercial facilities including warehouses, open compounds, offices and self storage units, making it a thriving business hub. The warehouse offers excellent connectivity with its close proximity to the A40/A406 and North Wembley Station.



Viewing & Further Information



Finlay Milnes

020 8429 9009 | 07522 700 508

finlay@davidcharles.co.uk

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