



Unit 9B, Osram Road

East Lane Business Park, Wembley, HA9 7NG

Warehouse / Storage Unit

774 sq ft

(71.91 sq m)

- Established industrial location
- Men height 4.3m rising to 6.9m
- Electric roller shutter door
- 3 Phase power
- Concrete Floor
- Estate parking
- 24hr access & security
- Close proximity to A40/A406
- Walking distance to North Wembley Station

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Summary

Available Size	774 sq ft
Rent	£19,356 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £1,320 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

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

Small warehouse/light industrial unit located within a securely gated estate. Access is provided via an electric roller shutter loading door. The unit benefits from a max height of 6.9m, 3 phase power and a hard standing floor.

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	774	71.91
Total	774	71.91

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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