



## Refurbished Warehouse Unit - To Let

### **5 BOUNDARY ROAD**

East Lane, Wembley, HA9 7NF

Industrial

# TO LET

**4,624 sq ft**

(429.58 sq m)

- Secure gated estate with 24-hour access and security
- 3 Phase power (100 amp per phase)
- 4.3m ceiling height
- Electric roller shutter door (w:3.6m x h:3.9m)
- Walking distance from North Wembley Station (Bakerloo and London Overground)
- Close proximity to A40/A406
- Estate parking

# 5 Boundary Road, East Lane, Wembley, HA9 7NF

## Summary

Available Size	4,624 sq ft
Rent	£90,168.00 per sq ft
Rates Payable	£3.01 per sq ft
Rateable Value	£25,500
Service Charge	£1.70 per sq ft
VAT	Applicable
EPC Rating	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,624	429.58	Available
<b>Total</b>	<b>4,624</b>	<b>429.58</b>	

## Description

The premises comprises of a concrete pillar warehouse unit with a toilet facility. Access is provided via a roller shutter door and a separate entrance via a side door. Communal parking available within the estate.

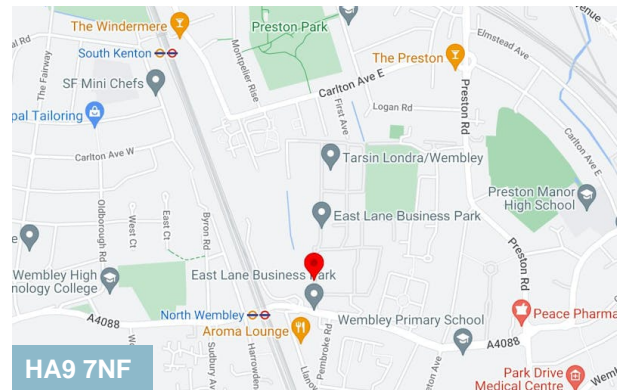
## Location

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.

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

## Terms

A new Full Repairing and Insuring Lease for a term by arrangement.



## Viewing & Further Information



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