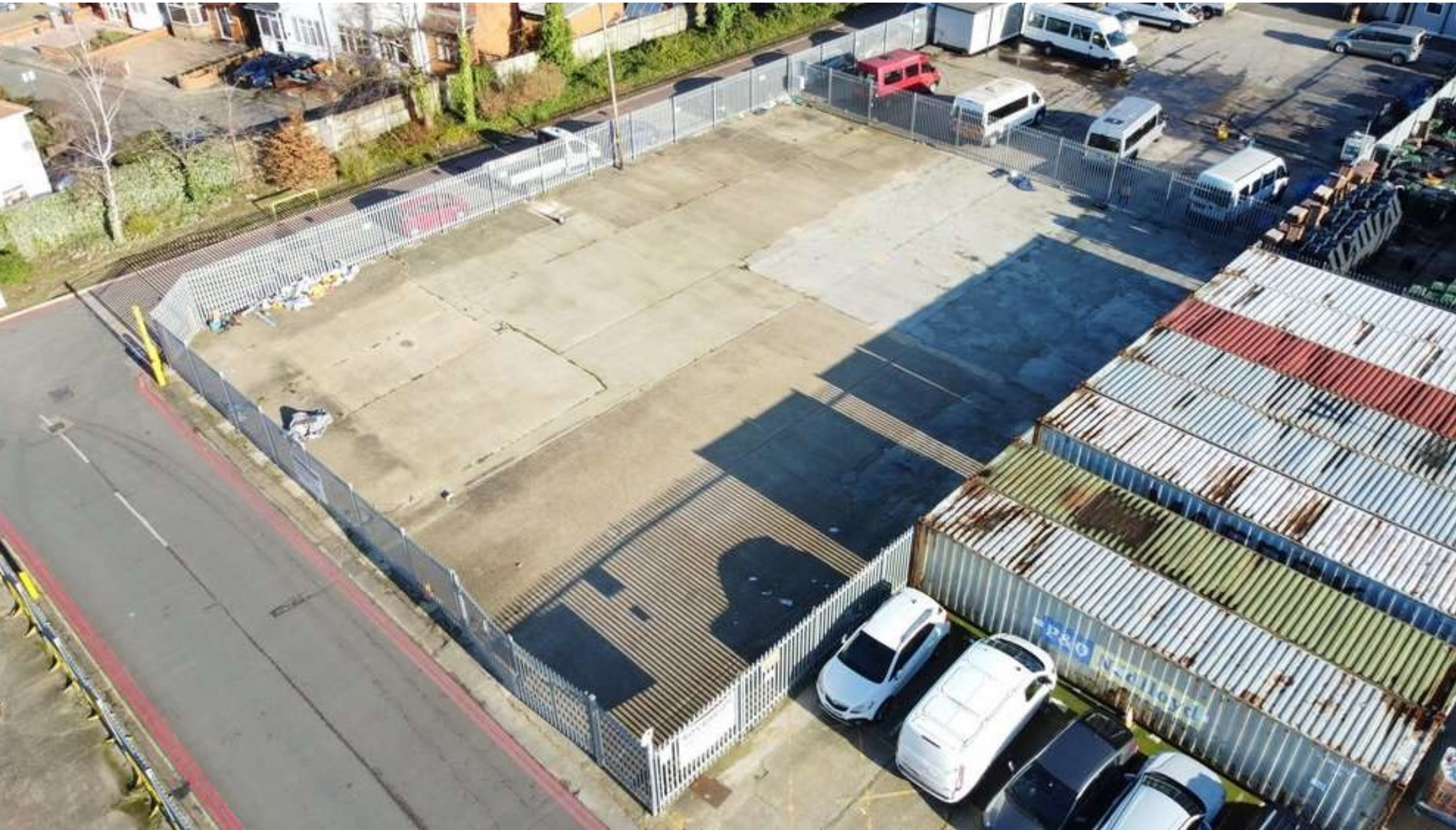




TO LET

Compounds at Lumen Road, East Lane
Business Park, Wembley, HA9 7RE



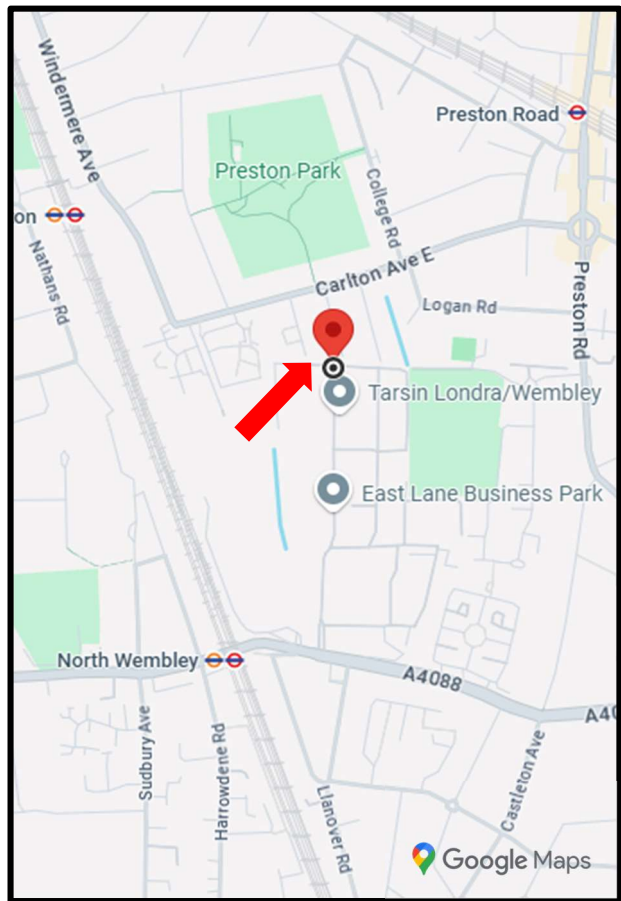
Open Storage Opportunities

1,568 – 10,118 ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Compounds at Lumen Road, East Lane Business Park, Wembley, HA9 7RE



Description

Secure open compound space available to let in East Lane Business Park useful for a variety of different usages. The compound space comprises of concrete hard standing. Compounds 4A & 9 have electricity and water supplies.

Location

The properties are situated within East Lane Business Park, located off East Lane in Wembley. East Lane (A4088) provides direct access to the intersection of the A406 North Circular Road, offering excellent access to key transport routes. The A406 provides direct connectivity to the M1 motorway to the north and links to the A40 Western Avenue for convenient access to Central London.

The premises benefit from excellent transport links, with North Wembley station (National Rail, Overground, and Underground services) located approximately a 5-minute walk away, providing convenient access to Central London and surrounding areas.

Terms

A new full repairing and insuring lease is available for a term by agreement. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Unit - 11B	1,568	145.67
Unit - 4A	5,870	545.34
Unit - 9	10,118	939.99

Rates

Interested parties are to make their own enquiries via The London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through agents Grant Mills Wood:-



David Theobald
davidt@grantmillswood.com
07974 231 352



Jonathan Hay
jonathanh@grantmillswood.com
07798 605 532



Fabian Stuart Smith
fabians@grantmillswood.com
07597 488 177



Ben Batchelor
benb@grantmillswood.com
07423 181 840

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. December 2024.

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501