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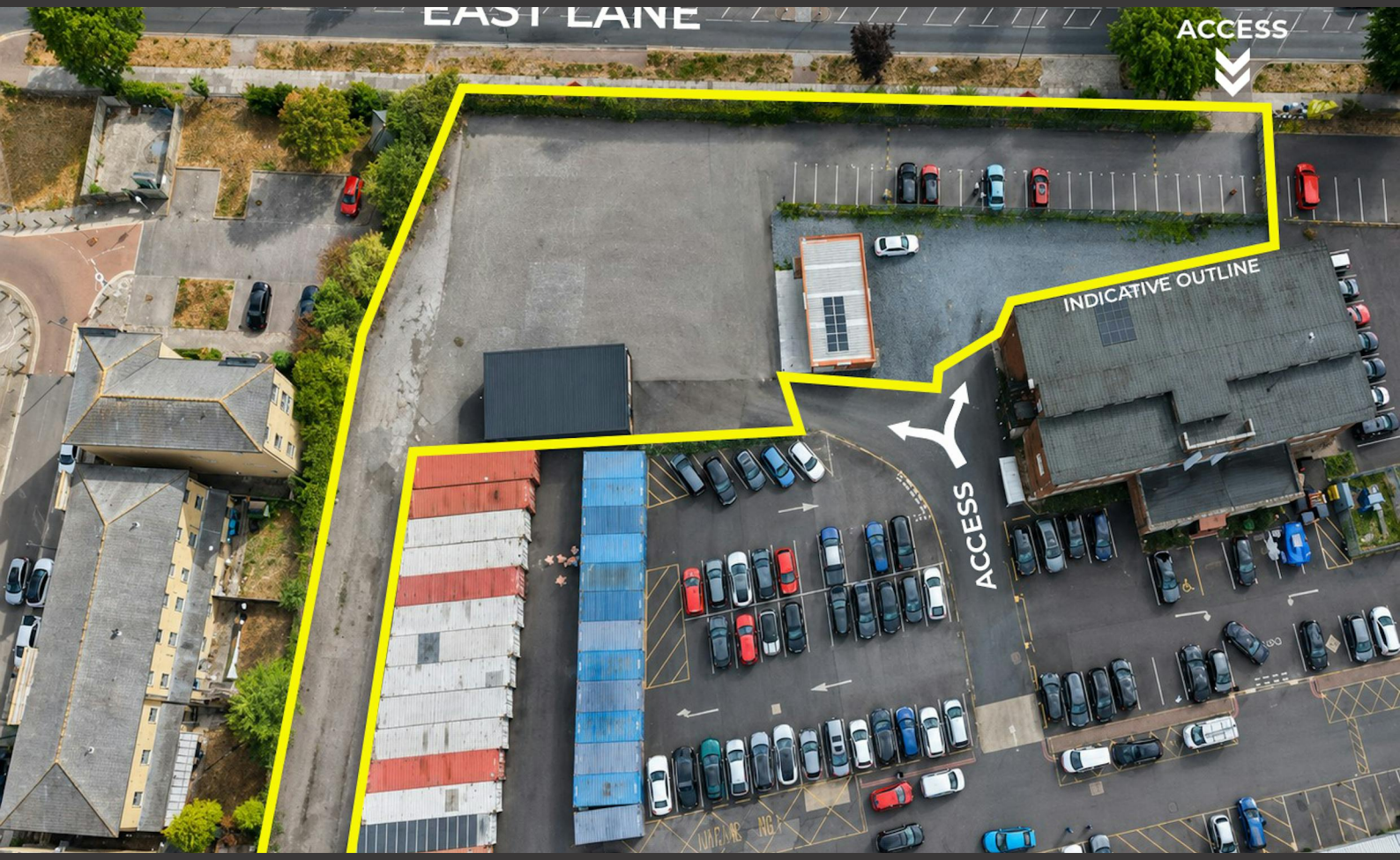
TO LET



Compound 1&2, Courtenay Road

East Lane Business Park, Wembley, HA9 7NQ

Securely Gated Open Storage Compound

32,110 sq ft

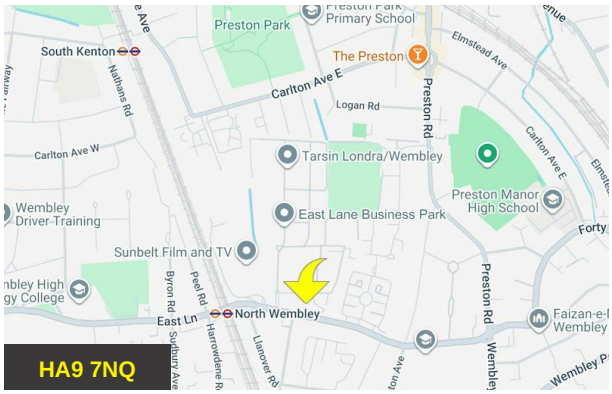
(2,983.12 sq m)

- Prominent East Lane frontage
- Dedicated gated access
- Flexible terms
- Secure gated estate with 24-hour access and security
- Hard standing concrete floor
- Electricity & water supply
- Close proximity to A40/A406
- Walking distance to North Wembley UG Station (Bakerloo Line)

Compound 1&2, Courtenay Road, East Lane Business Park, Wembley, HA9 7NQ

Summary

Available Size	32,110 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D



Viewing & Further Information

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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.

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

Description

The compound is a securely gated and fence with hard standing ground, approximately 32,110 sq ft and benefits from an exceptionally prominent position with direct frontage onto East Lane. This provides excellent visibility to passing traffic, making the property particularly attractive to businesses seeking substantial operational space combined with a strong and highly visible commercial presence in Wembley. The site further benefits from electricity and water supply.

Tenure

Leasehold on flexible terms - 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
Site Area	32,110	2,983.12
Total	**32,110**	**2,983.12**

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

None of the amenities have been tested by Telsar.

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