



## Magnet Road

East Lane, Wembley, HA9 7NA

### Secure open compound space available to let in East Lane Business Park

**2,260 sq ft**

(209.96 sq m)

- Secure gated estate
- 24 hour access and 24 hour security
- Close proximity to A40/ A406
- Hard standing concrete floor
- Electricity and water supplies
- Fenced compounds

# Magnet Road, East Lane, Wembley, HA9 7NA

## Summary

<b>Available Size</b>	2,260 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

East Lane Business Park have a number of compounds available, suitable for storage of plant machinery, equipment, construction materials, containers, vehicles and a variety of other uses. Each compound is secured and fenced with water and electricity.

## Location

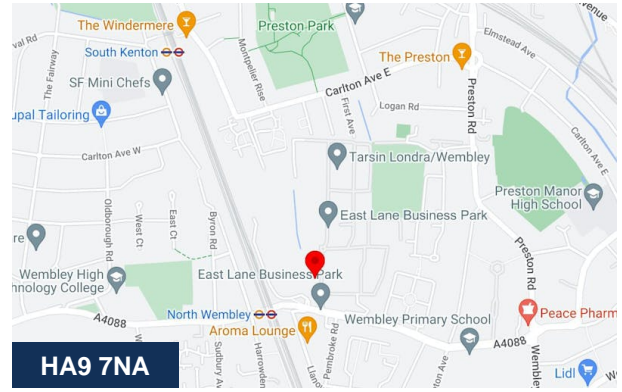
Short distance from Wembley Stadium, benefitting from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away at North Wembley Station. Also easily accessible by car via the M25, M1 and M40 motorways.

The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - 15 Magnet Road	2,260	209.96	Available
<b>Total</b>	<b>2,260</b>	<b>209.96</b>	



## Viewing & Further Information



**George Moriarty**

020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk



**Lily O'Donnell**

020 8429 9009 | 07522 700508  
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/07/2024