

# FIRST WAY

WEMBLEY, HA9 0JD

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FOREST  
REAL ESTATE

# TO LET

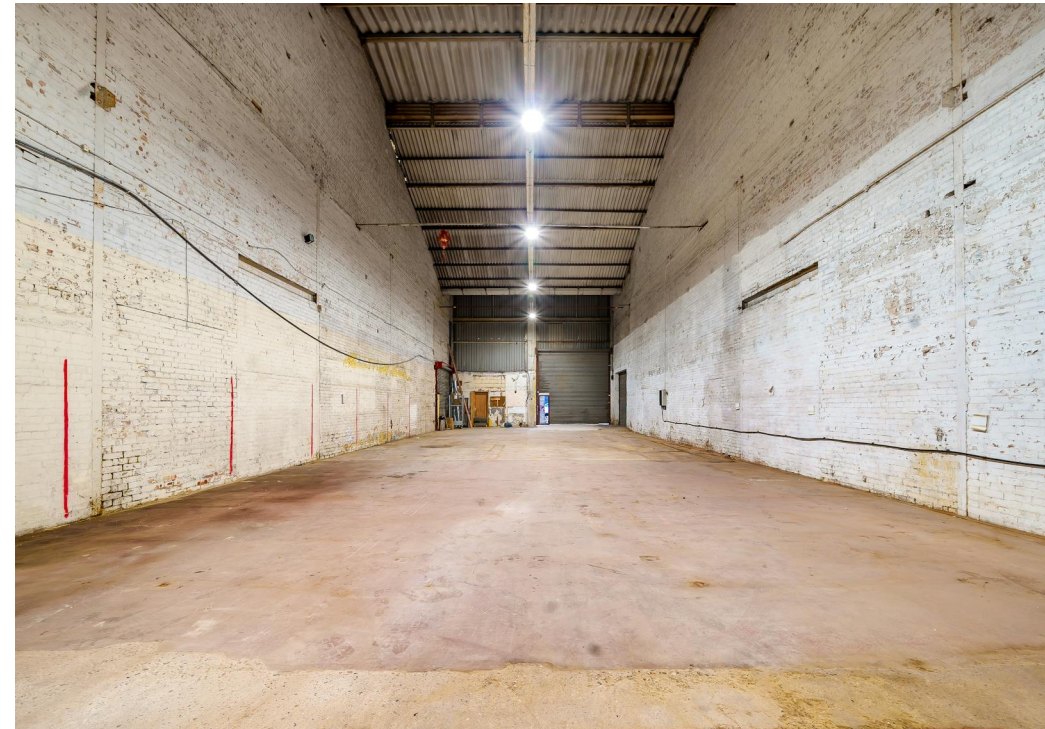
## 2,604 SQ FT

Open plan warehouse available on a short term lease.

### Key Features

- Manual Shutter
- 10 Minute Walk From Wembley Stadium
- 24/7 Access
- Good Ceiling Height
- Equipped With Parking
- Loading Bay
- 2 On Site Car Parking Spaces
- Available on a 3-5 year lease with a break clause at 1-2 years.

**3 Latif House, First Way**  
Wembley, HA9 0JD



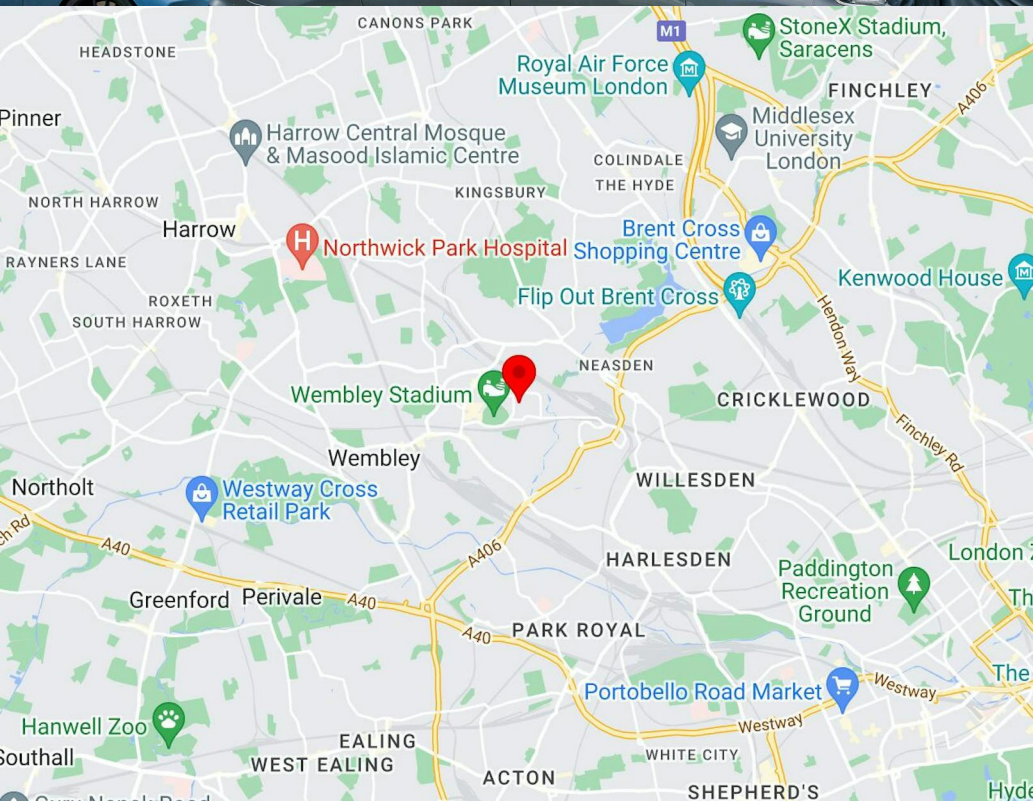


## Description

Situated in Wembley's industrial area, this warehouse boasts a simple yet robust design, emphasising practicality. As you enter, the expansive open layout immediately catches the eye. The high ceilings provide ample vertical storage space, complemented by sturdy steel support beams and a concrete floor, ideal for heavy-duty machinery.

## Location

Wembley is a prime spot for industrial and commercial businesses. Its strategic location near major transportation routes allows for easy access to domestic and international markets. The area boasts modern infrastructure, including industrial estates and business parks with top-notch facilities and security. Wembley also offers a skilled workforce and a supportive business environment, with incentives and services to encourage growth and innovation. Overall, Wembley provides the ideal setting for businesses to thrive and succeed.



# Availability

<b>Lease</b>	New Lease
<b>Rent</b>	£35,000.00 per annum
<b>Rates</b>	£9,106.75 per annum
<b>Service Charge</b>	£1,500 per annum
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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