



17 Lumen Road

East Lane, Wembley, HA9 7RE

Small Light Industrial Unit To Let with 24 Hour Access & Security

1,442 sq ft

(133.97 sq m)

- Fluorescent strip lighting
- Three phase power
- Dedicated loading bay
- 24 hour access & security
- North Wembley Underground Station (0.1 miles)

17 Lumen Road, East Lane, Wembley, HA9 7RE

Summary

Available Size	1,442 sq ft
Rent	£31,728 per annum
Rates Payable	£9,418.50 per annum
Rateable Value	£17,250
Service Charge	£2,460 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

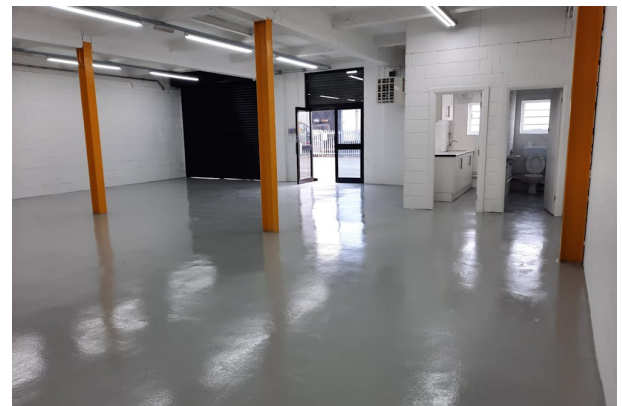
Name	sq ft	sq m	Availability
Ground	1,442	133.97	Available
Total	1,442	133.97	

Description

Unit 17 Lumen Road is an open plan light industrial unit located on ground floor with a built in kitchenette and toilets. The unit has concrete floor, a dedicated loading bay, three phase power, fluorescent strip lighting and a 3.1m roller shutter.

Location

Located within East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground (Bakerloo line) services just a 5-minute walk away at North Wembley station.. The business park is also easily accessible by car via the M25, M1 and M40 motorways.



Viewing & Further Information



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 11/06/2024

