



## 6 Courtenay Road, East Lane Business Park

Wembley, HA9 7NA

### Warehouse Unit

**1,400 sq ft**

(130.06 sq m)

- Established Industrial location
- Secure gated estate
- 24 hour access & security
- Close proximity to A40/A406
- Dedicated parking

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## Summary

<b>Available Size</b>	1,400 sq ft
<b>Rent</b>	£28,008 per annum
<b>Rates Payable</b>	£9,282 per annum
<b>Rateable Value</b>	£17,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise a ground floor warehouse with offices. The unit has the benefit of three phase power, concrete floor, dedicated parking, 2,6m eaves height and kitchen & toilet facilities.

## Location

The unit is located in East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground 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

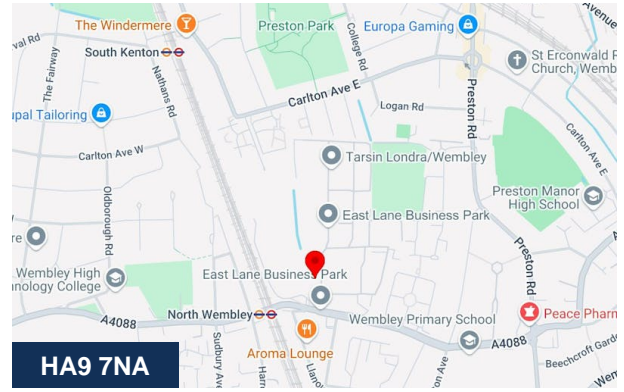
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Available
<b>Total</b>	<b>1,400</b>	<b>130.06</b>	

## Terms

The unit is available by way of a new lease for a term by arrangement.



## Viewing & Further Information



**Lily O'Donnell**

020 8429 9009 | 07522 700508

[lily@davidcharles.co.uk](mailto:lily@davidcharles.co.uk)

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