



2 Rosti

## 2 Rosti

East Lane Business Park, London, HA9 7RG

### Open Storage Yard Available on Flexible Terms

**2,487 sq ft**  
(231.05 sq m)

- Established industrial location
- Concrete hard surfaced
- Close proximity to A40/A406
- Secure gated estate with 24-hour access and 24-hour security
- Three phase electricity and water supplies
- Securely fenced compound

# 2 Rosti, East Lane Business Park, London, HA9 7RG

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,487 sq ft                        |
| Rent           | £24,864 per annum                  |
| Business Rates | N/A                                |
| Service Charge | N/A                                |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | EPC exempt - No building present   |

## Description

The site comprises a secure gated open storage compound situated in East Lane Business Park. The site has the benefit of 24-hour access and security, situated on a concrete hard surface. Three Phase electricity and water available. This compound is available on flexible terms at competitive rates.

## Location

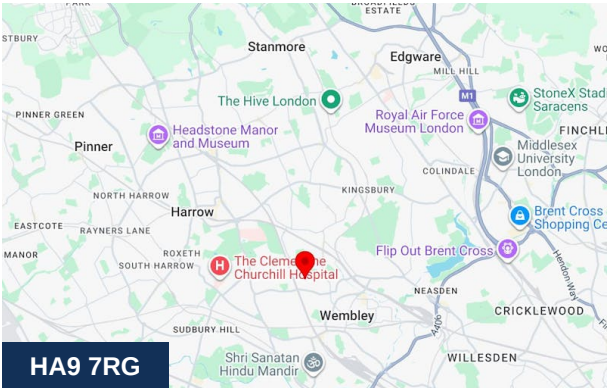
Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible via major motorways, including the M25, M1, and M40. The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.

## Terms

The compound is available by way of a new lease and the landlord will consider flexible arrangements.

## Viewings

Viewings to be arranged upon your request.



## Viewing & Further Information



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@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 30/03/2026

