david charles
property consultants

TO LET

Compound 1&2, Courtenay Road

East Lane Business Park, London, HA9 7RE

An excellent opportunity to occupy a prominently positioned 32,110 sq ft commercial compound in the heart of Wembley.

32,110 sq ft

(2,983.12 sq m)

- Hard standing concrete floor
- Dedicated gated access directly from East Lane
- Gated access through the internal communal areas of East Lane Business Park
- Flexible terms available at competitive rates
- Secure gated estate with 24-hour access and 24-hour security
- Electricity and Water supplies
- Close Proximity to A40/A406

Compound 1&2, Courtenay Road, East Lane Business Park, London, HA9 7RE

Summary

Available Size	32,110 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
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 located on Lumen road situated within 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 and is ideal for general storage and distribution.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor	32,110	2,983.12	Available
Total	**32,110**	**2,983.12**	

Viewings

Viewings to be arranged upon your request.

Terms

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

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information

Daniel Moriarty
020 8429 9009 | 07907 703 640
daniel@davidcharles.co.uk

Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk

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

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Gate direct to East La
(sole use)
Gates