



2 Main Drive

East Lane Business Park, Wembley, HA9 7NA

Impressive and highly versatile 11,560 sq ft warehouse unit featuring an exceptional 11.5m floor-to-ceiling height.

11,560 sq ft
(1,073.96 sq m)

- Hard standing floor
- 3 phase 100 amp power supply
- Open plan layout
- Roller shutter
- Eaves height: 11.5m
- EPC rating: D
- Close Proximity to A40/A406
- Located on a securely gated estate with 24-hour access

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Summary

Available Size	11,560 sq ft
Rent	£145,344 per annum
Rates Payable	£48,000 per annum
Rateable Value	£100,000
Service Charge	£11,568 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

2 Main Drive is an impressive and highly versatile 11,560 sq ft warehouse unit featuring an exceptional 11.5m floor-to-ceiling height.

The property benefits from a large roller shutter, extensive natural daylight through roof glazing, and separate office/ancillary accommodation.

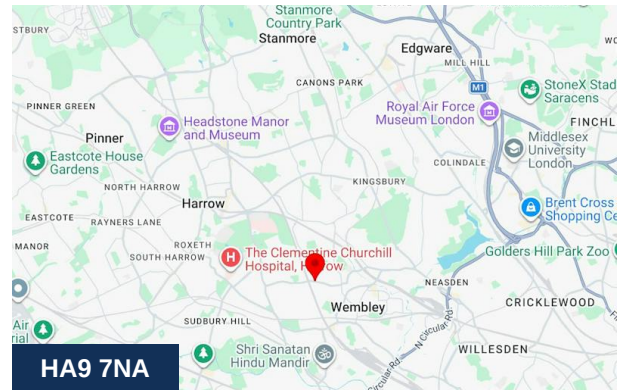
With its generous internal volume, traditional brick façade and flexible layout, the unit is well suited to storage, distribution, production, light manufacturing, workshops and other industrial uses.

Location

Located in East Lane Business Park which offers a range of commercial facilities including warehouses, open compounds, offices and self storage units, making it a thriving business hub. The warehouse offers excellent connectivity with its close proximity to the A40/A406 and North Wembley Station.

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



Tom O'Malley

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

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