



AVAILABLE TO LET

Wembley Commercial Centre

Ground Floor, Unit C, Building B, Wembley Commercial Centre, East Lane, Wembley HA9 7XX

A Collection of Ground & Lower Ground Floor Warehousing in Wembley Commercial Centre

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Open plan warehouse spaces with natural light on the ground floor and good ceiling heights throughout, located within a secure gated Commercial Centre. Access is provided via a roller shutter loading door and a ramp down to the lower ground floor.

The property is versatile and could be suitable for a number of various usages.

Rent	£12.00 psf
S/C Details	Included in the rent
Rates detail	Tenants to make their own enquiries with the London Borough of Brent.
Building type	Industrial
Planning class	B8
Secondary classes	B1
Sizes	1,491 to 2,386 Sq ft
VAT charges	Plus VAT.
Lease details	A new lease for a term by arrangement.
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/39973-wembley-commercial-centre-ground-floor-unit-c-building-b>



Close Proximity to A40/A406

Secure gated estate with 24-hour access and security

Established industrial location

Shutter access

3-phase power & gas supply

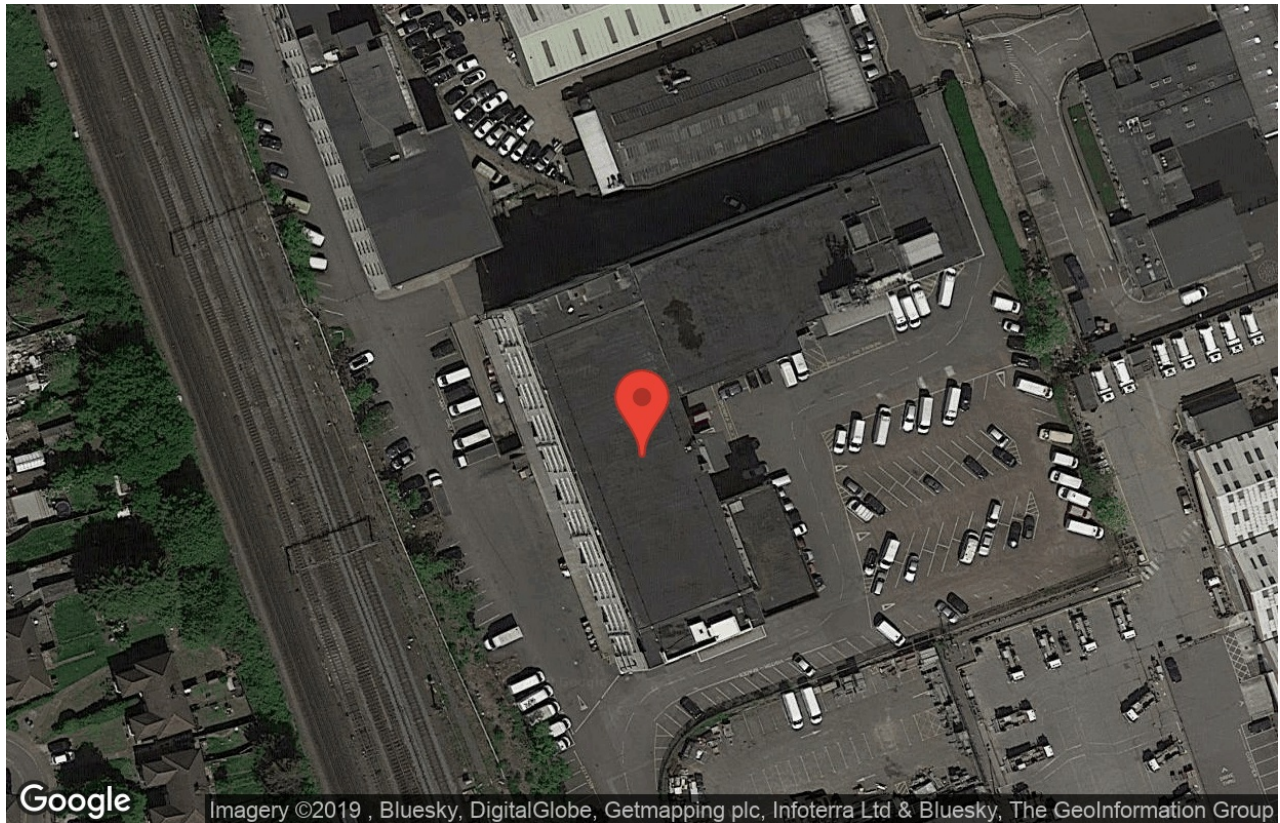
Estate parking available

W/C's

Competitive rent of £12 psf including Service Charge



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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rent psf	Total pa	Notes	Status
Unit 3	Lower Ground	1,491	£12.00	£17,892.00	Service Charge included in the rent	Available
Unit 2.1	Basement	1,975	£12.00	£23,700.00	Service Charge included in the rent	Available
Unit 2	Lower Ground	2,162	£12.00	£25,944.00	Service Charge included in the rent	Available
Unit 4	Lower Ground	2,383	£12.00	£28,596.00	Service Charge included in the rent	Available
Unit 1	Lower Ground	2,386	£12.00	£28,632.00	Service Charge included in the rent	Available
Total		10,397		£124,764.00		

Location overview	<p>Wembley is the smart choice for businesses wanting affordable commercial space in London.</p> <p>Just a short distance from Wembley Stadium, the business park is home to offices, warehouse units and outdoor storage yards.</p> <p>It also 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.</p>
Airports	London Heathrow 9.1m, London City 16.0m, London Luton 21.5m
National rail	North Wembley 0.3m, South Kenton 0.3m, Sudbury & Harrow Road 0.9m
Tube	North Wembley 0.3m, South Kenton 0.4m, Preston Road 0.6m
Estimated rates	Tenants to make their own enquiries with the London Borough of Brent.
Estimated service charge	Included in the rent
Viewings	Strictly via arrangement with Dutch and Dutch.
Legal costs	Each party to bear their own legal costs.
VAT	Plus VAT.
Planning class	B8
Secondary planning class	B1
Lease summary	A new lease for a term by arrangement.
EPC	Available on request


Notes:



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Quote reference: WCC

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.