

**Oxygen House**  
East Lane, Wembley, HA9 7FJ

**Securely Gated Open Storage  
Compounds**

**5,169 to 38,936 sq ft**

(480.22 to 3,617.27 sq m)

- Concrete hard standing ground
- Securely fenced & gated
- Power & water supply
- 24/7 Access
- Ancillary office buildings
- Close Proximity to A40/A406
- Walking distance to North Wembley & Preston Road UG Station (Bakerloo & Metropolitan Line)
- Established industrial location

# Oxygen House, East Lane, Wembley, HA9 7FJ

## Summary

Available Size	5,169 to 38,936 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contract the London Borough of Brent to obtain this figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

The site is situated on East Lane in the heart of Wembley, London. Located a short distance from Wembley Stadium and within reach of the (A406) North Circular, M1 (Staples Corner) and the M40 Motorways. A short walking distance from both North Wembley (Bakerloo Line) and Preston Road (Metropolitan Line) providing even better access in and out of Central London. Competitive rents and flexible rental agreements combined with the excellent location provide the perfect ingredients for an ideal base for all types of businesses.

Transport Links: North Wembley Tube Station (Bakerloo), Preston Road Tube Station (Metropolitan), Buses – 245, 204, 223, 79.

## Description

Oxygen House comprises of three compounds: North Yard, South Yard, and West Yard. North Yard and South Yard are located adjacent to one another, separated by a palisade fence, while West Yard is situated nearby in a small, self-contained area. North and South Yards share a building that provides office accommodation, with North Yard offering approximately 2,196 sq ft and South Yard offering approximately 2,170 sq ft of office space. West Yard benefits from covered storage, which can be used as a workshop or utilised to protect stored materials from weathering. All 3 sites benefit from 24/7 access and 3 phase power.

## Tenure

Leasehold on flexible terms - Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

## Accommodation

All measurements are approximate and measured on a gross external area basis (GEA).

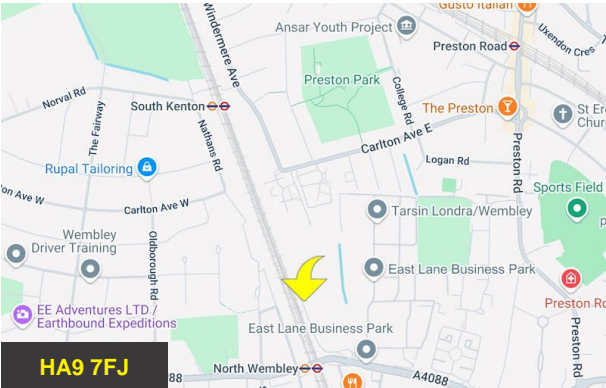
Description	sq ft	sq m
West Yard	5,169	480.22
South Yard	15,357	1,426.71
North Yard	18,410	1,710.34

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



**Jack Pay**  
020 8075 1238 | 07411 576313  
jp@telsar.com



**Tom Boxall**  
0208 075 1239 | 07481 186334  
tb@telsar.com