

## NEW RETAIL DEVELOPMENT

### UNIT 2, 10 PARK LANE, WEMBLEY HA9 7RH



#### LOCATION

The development is situated in a prominent location, in close proximity to the High Road and within a short distance to Wembley Central Station. Retailers within the immediate vicinity include Carphone Warehouse, O2 & Argos.

The development comprises 121 residential units and in excess of 2,000 sq.ft. of commercial space below with extensive frontages to Park Lane and Elm Road.

#### ACCOMMODATION

The commercial accommodation will comprise two units having the following approximate ground floor areas.

Unit 1 - **UNDER OFFER**  
Unit 2 - 732 sq ft 68 sq m

#### LEASE

The remaining unit will be available by way of a new lease available for a term of 10/15 years, subject to open market rent reviews every five years.

#### RENT

£15,000 per annum exclusive of rates and service charge/insurance

#### USE

Permitted Uses - A1 (Retail), A2 (Financial & Professional), B1 (Offices) & D2 (Leisure). No A3 catering allowed.

#### VIEWING

All enquiries should be via the sole agents:  
**David England - 020 7758 3284**  
[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

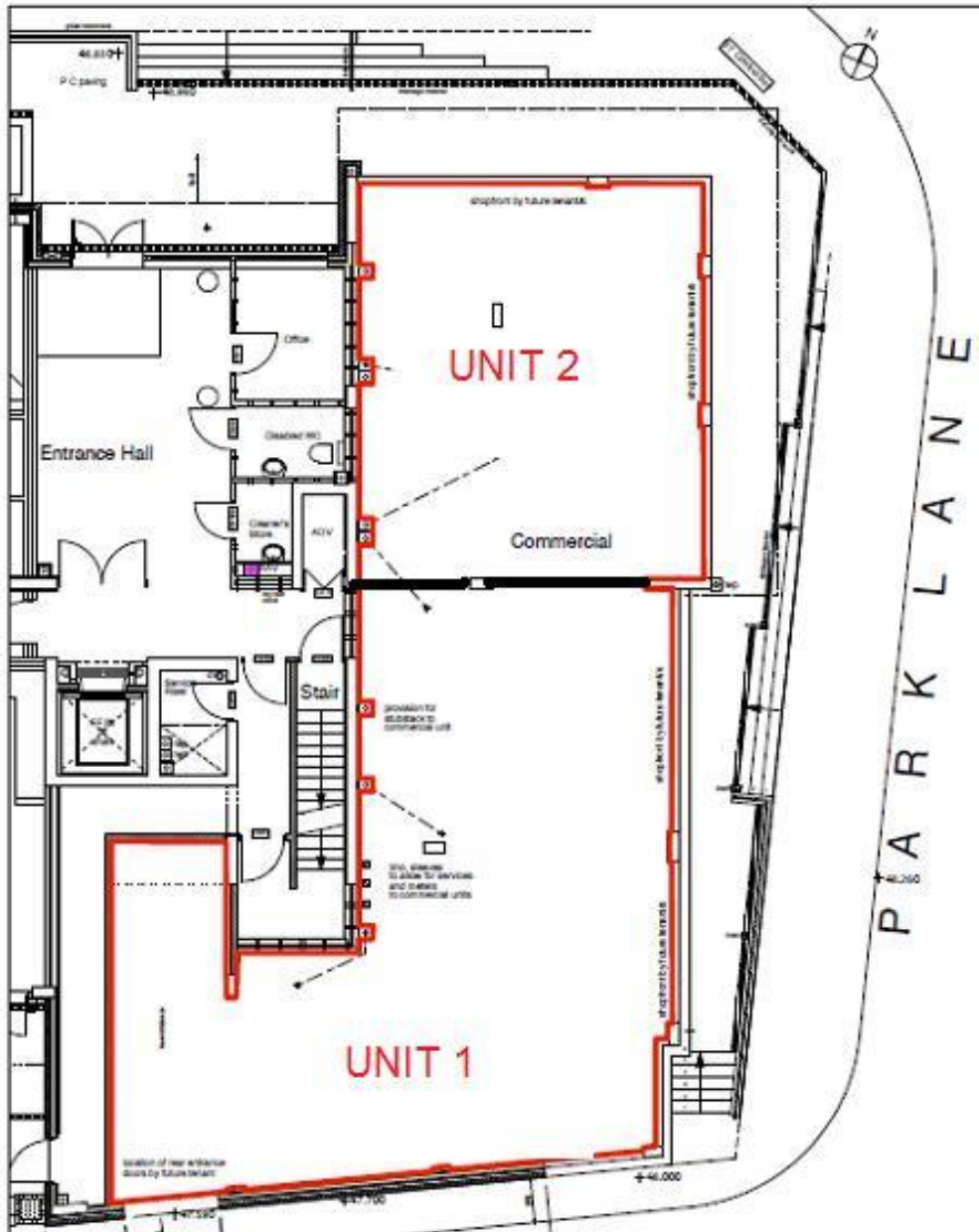
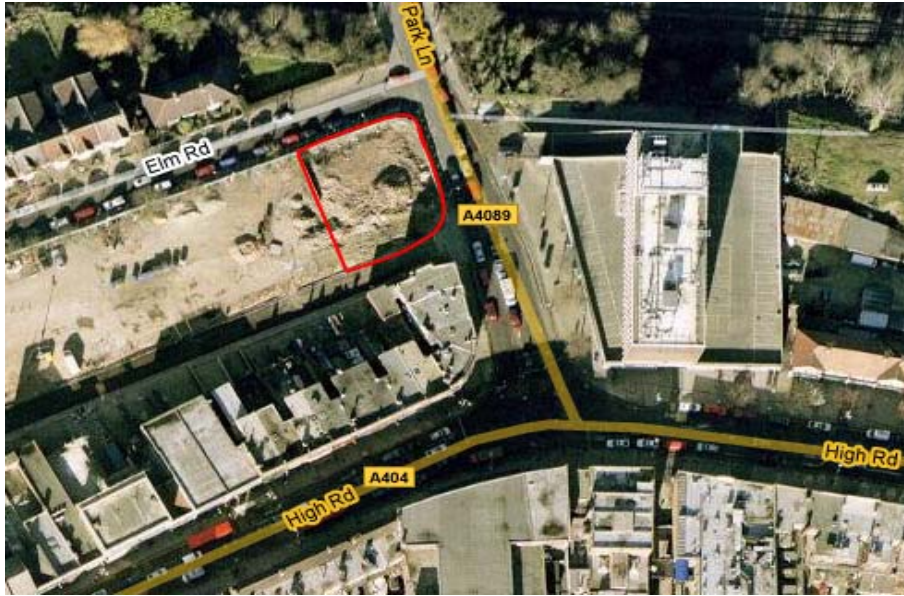
**Ben Lansman - 020 7758 3287**  
[benlansman@ashwellrogers.com](mailto:benlansman@ashwellrogers.com)

prepared Nov 09

#### CHARTERED SURVEYORS COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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