



Unit G8 Silverbox

East Lane Business Park, Wembley, HA9 7NQ

Modern Warehouse / Storage Unit

1,932 sq ft

(179.49 sq m)

- Clear eaves height of 4.2m
- 3 Phase power & gas
- Electric shutter door
- Loading bay
- W/C
- 24 hour access & security
- Dedicated parking spaces
- Walking distance to North Wembley UG Station (Bakerloo Line)
- Close proximity to A406 & A40

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Summary

Available Size	1,932 sq ft
Rent	£40,572 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £1.71 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

East Lane Business Park is a 36 Acre Commercial Business Estate located 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. This makes East Lane Business Park a great location for any business.

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

Description

A prestigious warehouse/storage facility comprising individual self contained units. The development is located within a securely gated estate with manned security. Access to the units is provided via an electric loading door leading to a clear open plan layout ready for an incoming tenant to configure. Dedicated parking is available with each unit. The space is versatile and suitable for a variety of industrial/storage uses.

Tenure

Leasehold on flexible terms - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. 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 internal area basis.

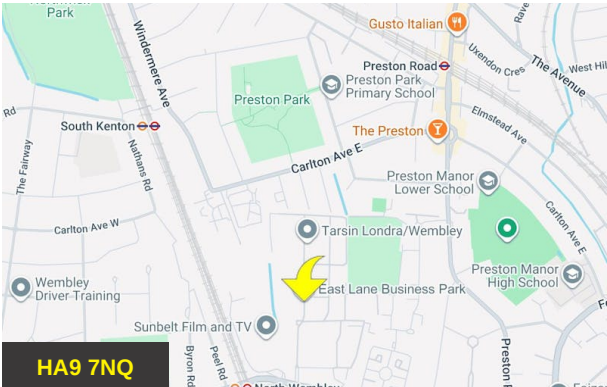
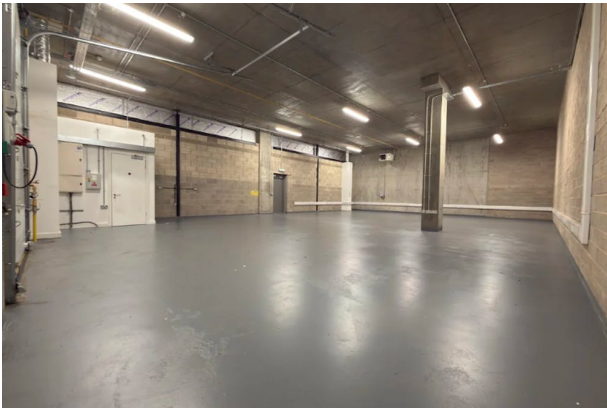
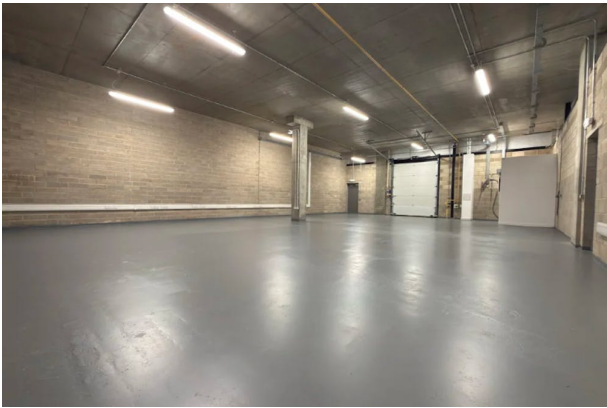
Description	sq ft	sq m
Warehouse	1,932	179.49
Total	1,932	179.49

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



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