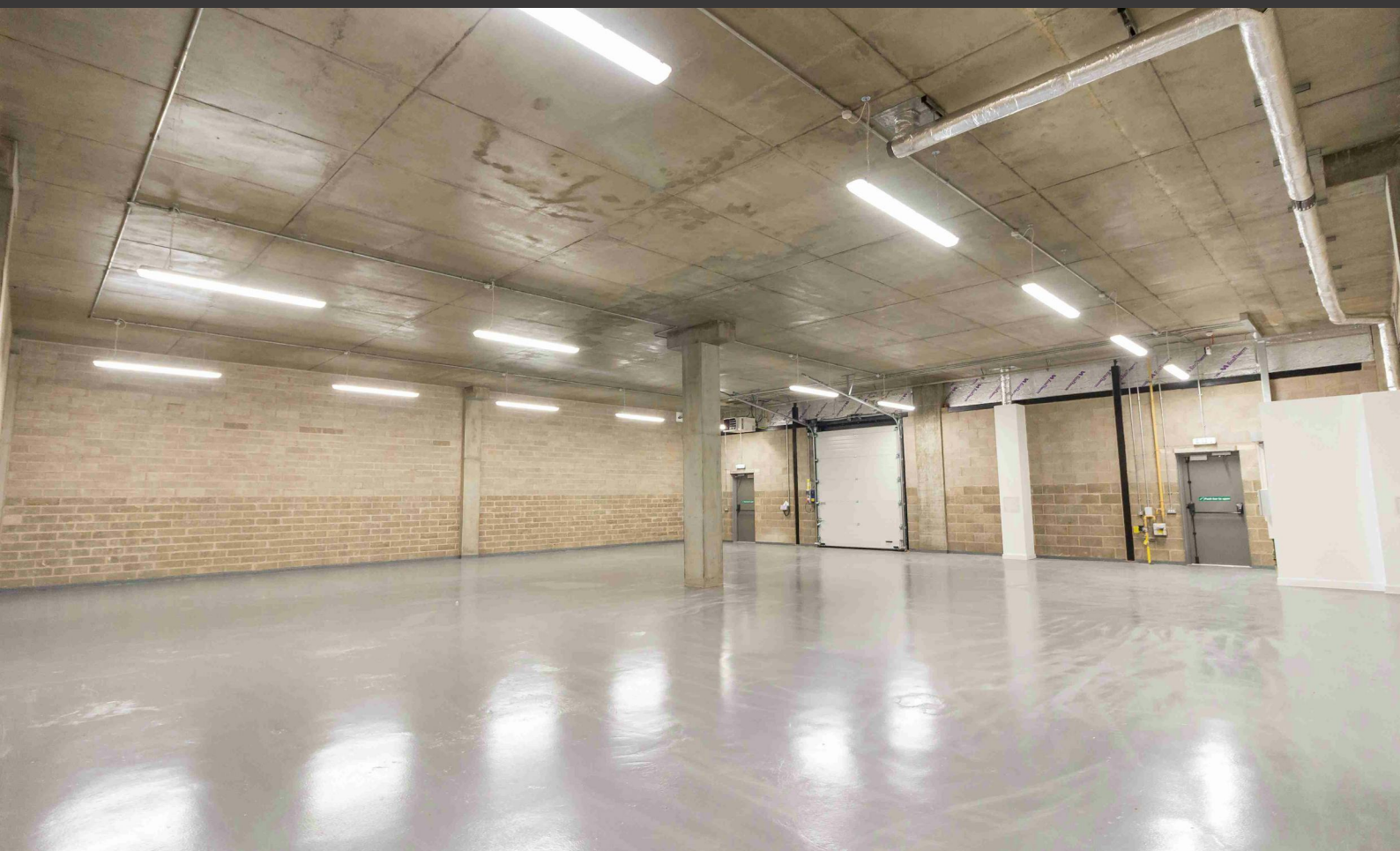




## Unit G13 Silverbox

East Lane Business Park, Wembley, HA9 7NQ

### Modern Industrial / Business Unit

# 2,958 sq ft

(274.81 sq m)

- Floor ceiling height of 4.3m
- 3 phase power
- Open plan layout
- Loading door with bay
- Concrete floor
- Facilities to install kitchen
- Heating
- W/C
- 24 hour access & security
- Parking available

# Unit G13 Silverbox, East Lane Business Park, Wembley, HA9 7NQ

## Summary

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Available Size | 2,958 sq ft                                                                                 |
| Rent           | £54,288 per annum                                                                           |
| Business Rates | Interested parties are advised to contact the London Borough of Brent to obtain this figure |
| Service Charge | Approx. £1.70 per sq ft                                                                     |
| VAT            | Applicable                                                                                  |
| Legal Fees     | Each party to bear their own costs                                                          |
| EPC Rating     | Upon enquiry                                                                                |

## 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).

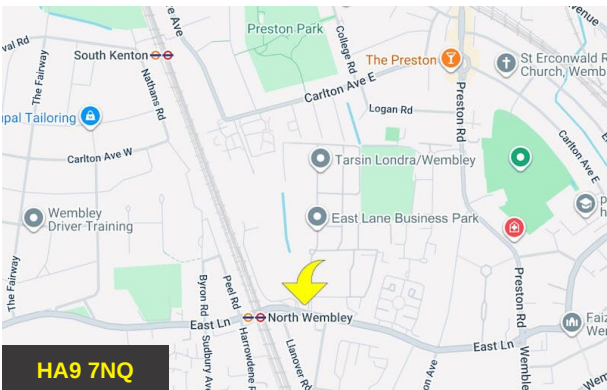
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

| Description | sq ft | sq m   |
|-------------|-------|--------|
| Warehouse   | 2,958 | 274.81 |
| Total       | 2,958 | 274.81 |

## 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.



## Viewing & Further Information



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