



**Modern Industrial/Business Unit In Wembley**  
**1,932 sq ft @ £40,572 + VAT per annum**

**G8 SILVERBOX**

East Lane Business Park, Wembley,  
HA9 7NQ

**Industrial**  
**TO LET**

**1,932 sq ft**  
(179.49 sq m)

- Floor to ceiling height of 4.3 metres
- Shutter access with separate pedestrian door
- Concrete floor
- 3-phase power
- W/C's
- Walking distance to Preston Road and North Wembley overground and underground stations.
- Motor trade uses will not be acceptable
- Gas supply

# G8 Silverbox, East Lane Business Park, Wembley, HA9 7NQ

## Summary

<b>Available Size</b>	1,932 sq ft
<b>Rent</b>	£40,572 per annum
<b>Business Rates</b>	Tenants to make their own enquiries with the London Borough of Brent.
<b>Service Charge</b>	£1.70 per annum
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D

## Description

Recently built warehouse unit now available, located within a securely gated estate. Access is provided via a electric shutter, loading door and Separate main entrance door.

Versatile space ideal for various usages.

## 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.

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

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - warehouse	1,932	179.49	Available
<b>Total</b>	<b>1,932</b>	<b>179.49</b>	

## Terms

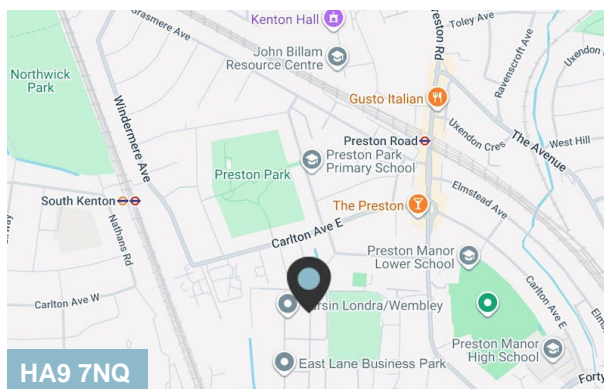
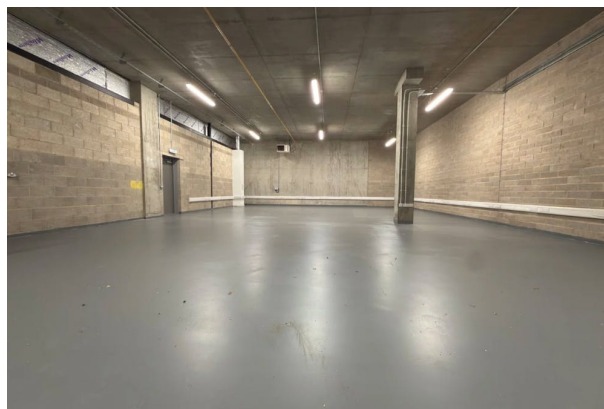
A new Full Repairing and Insuring lease is available for a term by arrangement.

## Viewings

Strictly via arrangement with Dutch and Dutch.

## VAT

Plus VAT.



## Viewing & Further Information



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