



## Unit G10, Silverbox House, East Lane Business Park

Wembley, HA9 7FP

**Unit G10 is a well-maintained and modernly built warehouse finished to a high standard.**

**1,932 sq ft**

(179.49 sq m)

- Located on a securely gated estate with 24-hour access.
- Close Proximity to A40 / A406
- 3 Phase 100 amp power supply
- Floor to ceiling height of 4.2 metres
- Electric roller shutter
- Hard standing floor
- Facilities to install a kitchenette
- W/C

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## Summary

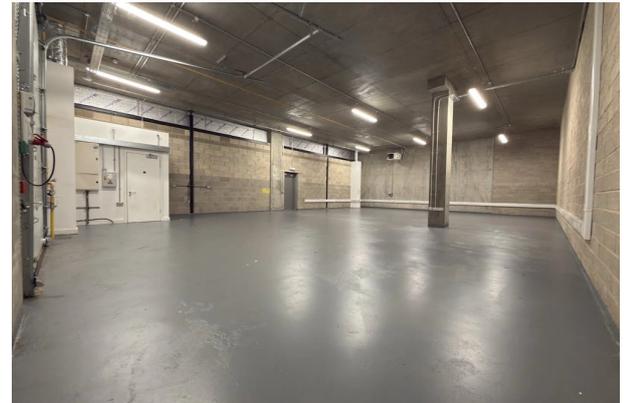
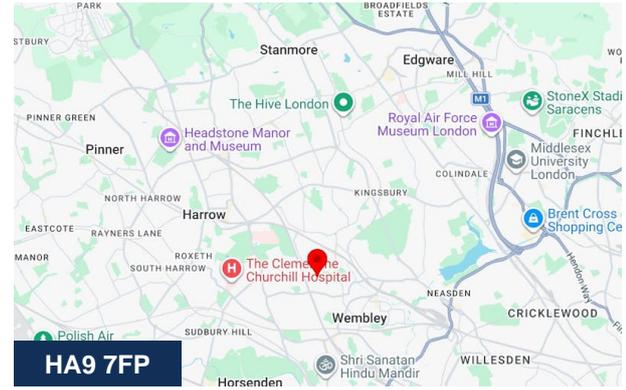
<b>Available Size</b>	1,932 sq ft
<b>Rent</b>	£40,572 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

East Lane Business Park is located in East Lane, Wembley, on the historic site originally established by the General Electric Company in 1919. The site spans over 37 acres and holds significant industrial heritage, notably for housing the Hirst Research Centre.

Today, the estate offers a diverse range of commercial facilities, including warehouses, secured open compounds, offices, container storage and Self-Storage units, making it a thriving hub for businesses of various sizes and sectors.

The Estate is directly managed by the Landlord, NW London Commercial, with the Estates office conveniently located at the entrance of East Lane Business Park. Each Tenant is assigned a dedicated Estate Manager, fostering a personalised and responsive relationship between landlord and tenant. This hands on management approach ensures clear communication and efficient support for all businesses operating on the estate.



## Viewing & Further Information



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