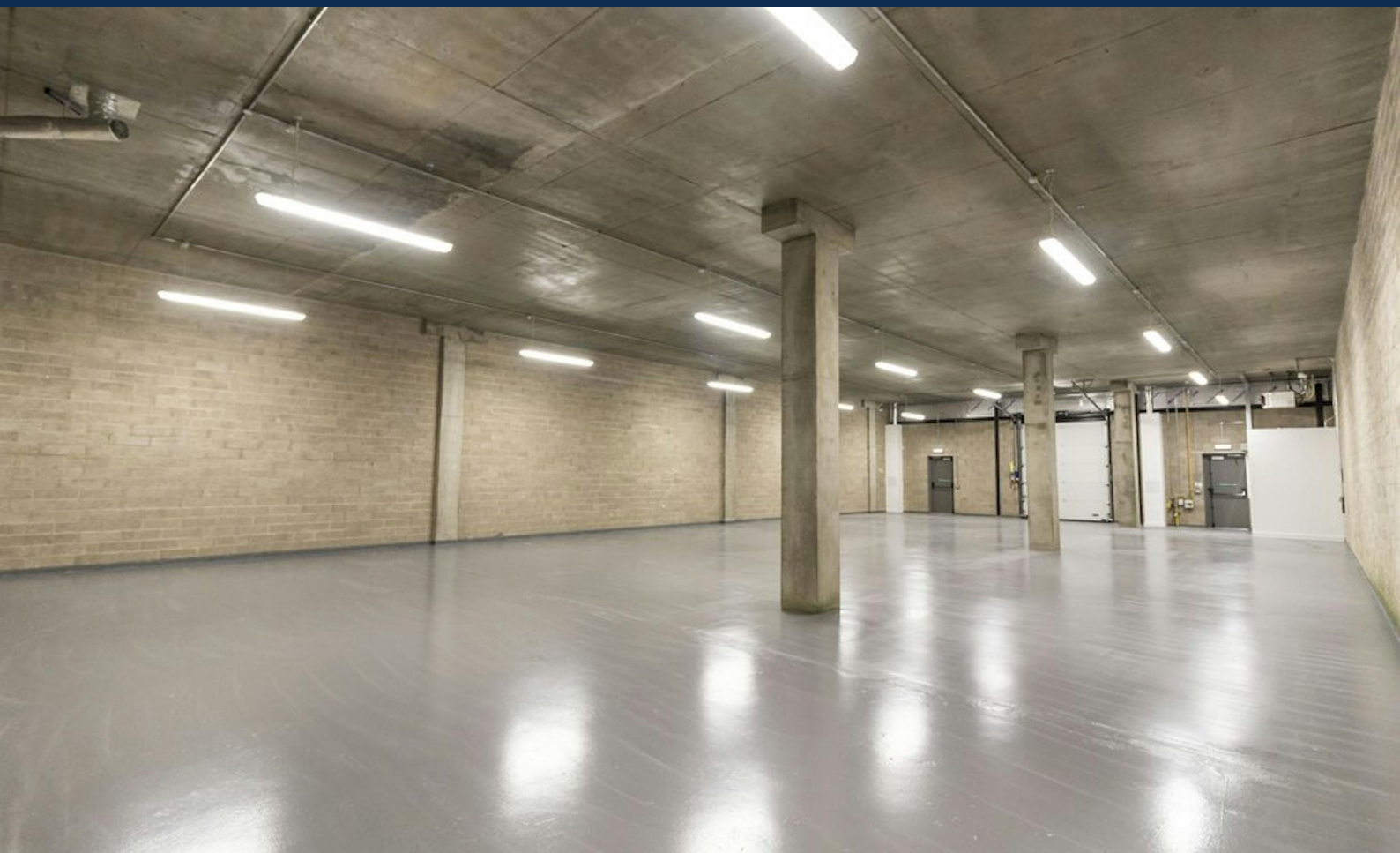




Unit G2, Silverbox House

Wembley, HA9 7FP

Modern Light Industrial Unit In A Secure Gated Estate - To Let

3,216 sq ft

(298.78 sq m)

- 3 Phase Electricity Supply
- Gas and Water Supply available
- Rolling Shutter (2.45m x 3.22m)
- Floor To Ceiling Height 4.2m
- Located on a securely gated estate with 24-hour access
- Open plan layout
- Close Proximity to A40/A406

Unit G2, Silverbox House, Wembley, HA9 7FP

Summary

Available Size	3,216 sq ft
Rent	£64,320 per annum
Rateable Value	£32,000
Service Charge	£5,472 per annum
EPC Rating	C

Description

Unit G2 is a well-maintained and modernly built warehouse finished to a high standard.

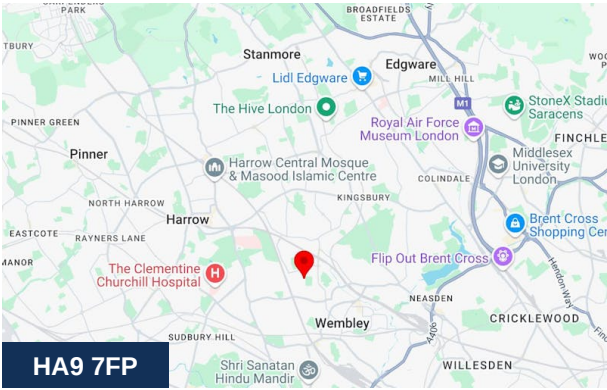
It benefits from both a full-height electric roller shutter and a separate pedestrian entrance, ensuring easy access for both deliveries and staff. Offering a clean, versatile layout, this space is ideal for a range of uses.

Location

The unit is located within the well-known East Lane Business Park Estate, Wembley. The location benefits from excellent transport links, with National Rail, Overground and Underground services just a 2-minute walk away (0.1 miles) at North Wembley station. The business park is also easily accessible by car via the A40 Western Avenue (5.6 Miles), M25 (16.9 Miles), M1 (6.7 Miles) and M40 (10.9 Miles) motorways.

Terms

The premises are available by way of a new lease, with terms to be agreed.



Viewing & Further Information



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