TELSAR.com

TO LET



Unit G11 Silverbox

East Lane Business Park, Wembley, HA9 7NQ

Modern Warehouse / Storage Unit

2,958 sq ft

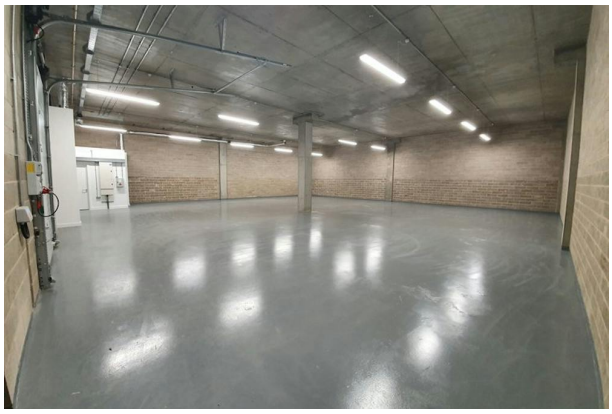
(274.81 sq m)

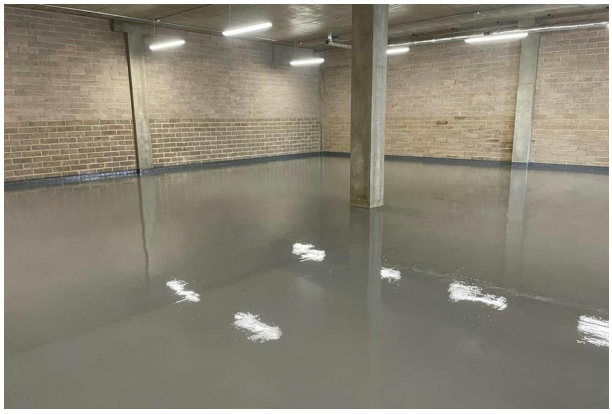
- Clear eaves height of 4.2m
- 3 Phase power & gas
- Electric shutter door
- Loading bay
- W/C
- 24 hour access & security
- Dedicated parking spaces
- Walking distance to North Wembley UG Station (Bakerloo Line)
- Close proximity to A406 & A40

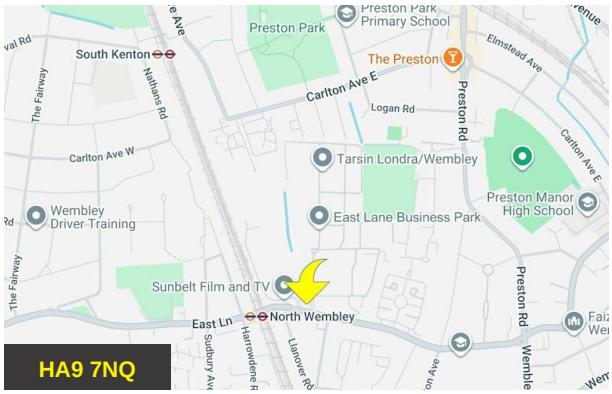
Unit G11 Silverbox, East Lane Business Park, Wembley, HA9 7NQ

Summary

Available Size	2,958 sq ft
Rent	£63,600 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.

North Wembley Underground Station (Bakerloo Line) is within a short walking distance and the area is further supported by numerous bus routes providing excellent access to Central London and the surrounding areas.

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 - 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.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

Misrepresentation Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.