



Unit G13 Silverbox House

Magnet Road, Wembley, HA9 7FP

**Versatile warehouse space
in Wembley, located within
a secure gated estate.**

2,958 sq ft

(274.81 sq m)

- Brand new units, built to a high standard
- Close Proximity to A40/A406
- Secure gated estate with 24-hour access and security
- Established industrial location
- Open plan layout
- 3 phase power 100 amp Supply

Unit G13 Silverbox House, Magnet Road, Wembley, HA9 7FP

Summary

Available Size	2,958 sq ft
Rent	£54,288 per annum
Rates Payable	£15,843.25 per annum
Rateable Value	£31,750
Service Charge	£5,040 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property is a light industrial/warehouse unit with a floor to ceiling height of 4.4m. Accessible via shutter (H3.22m x W2.45m). The unit also has a blower heater, w/c facilities and facilities to install a kitchenette.

Location

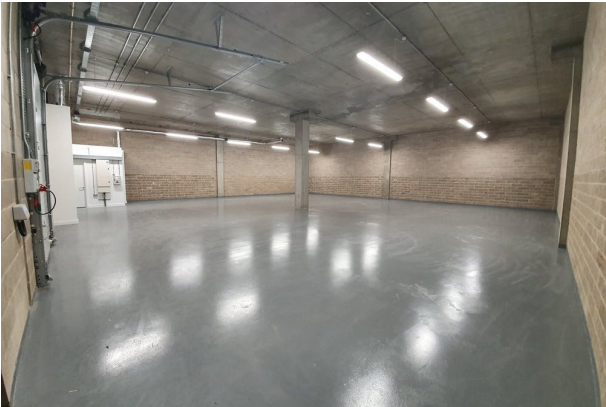
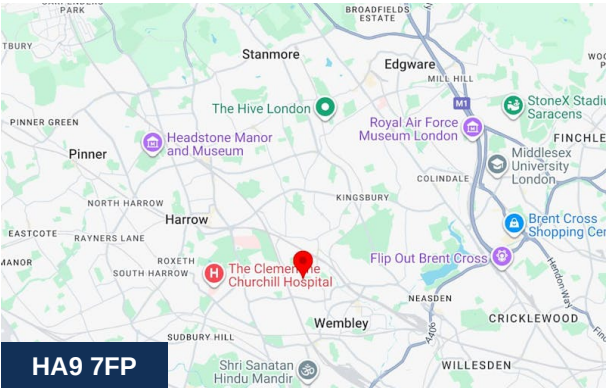
Just a short distance from Wembley Stadium, the business park is home to offices, warehouse units and outdoor storage yards.

It also benefits from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away at North Wembley station. The business park is also easily accessible by car via the M25, M1 and M40 motorways

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,958	274.81	Available
Total	2,958	274.81	



Viewing & Further Information



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/10/2025

