

Modern Industrial/business Unit In Wembley With parking

G1 SILVERBOX

East Lane Business Park, Wembley,
HA9 7NQ

Industrial
TO LET

3,416 sq ft
(317.36 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

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Summary

Available Size	3,416 sq ft
Rent	£60,564 per annum
Rates Payable	£19,425 per annum Tenants to make their own enquiries with the London Borough of Brent.
Rateable Value	£35,000
Service Charge	£5,892 per annum
VAT	Applicable
EPC Rating	C

Description

Unit G1 is a well-maintained and modern built warehouse unit 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.

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

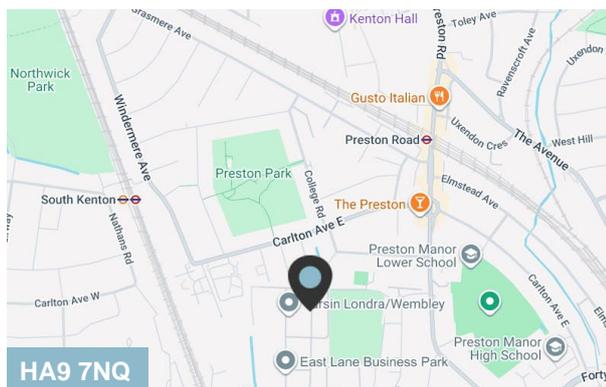
Name	sq ft	sq m	Availability
Ground - warehouse	3,416	317.36	Available
Total	3,416	317.36	

Terms

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

Viewings

Via arrangement with Dutch and Dutch.



Viewing & Further Information



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