



Unit G5, Silverbox House

Wembley, HA9 7FP

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

2,958 sq ft

(274.81 sq m)

- Located on a securely gated estate with 24-hour access.
- 3 Phase Electricity Supply
- Gas and Water Supply available
- Hard standing floor
- Rolling Shutter (2.45m x 3.22m)
- Floor To Ceiling Height 4.1m
- Close Proximity to A40 / A406

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Summary

Available Size	2,958 sq ft
Rent	£54,084 per annum
Rateable Value	£31,750
Service Charge	£5,040 per sq ft
EPC Rating	D

Description

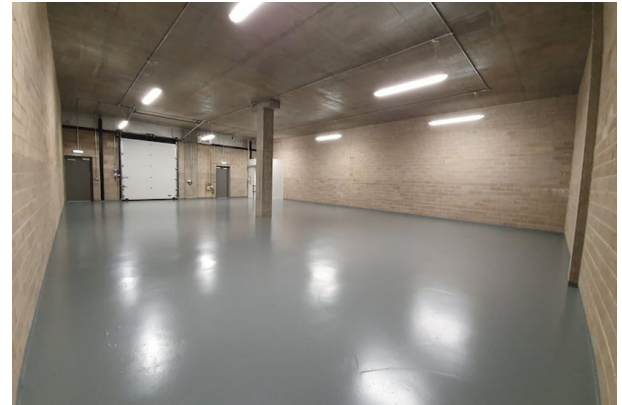
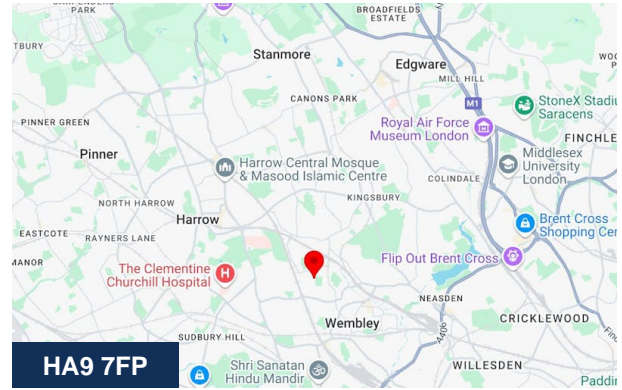
This premise comprises an open-plan warehouse facility totaling 2,958 sqft. The premises are equipped with 3-phase electricity, gas, and water. The floor-to-ceiling height of the warehouse measures 4.1m. To the front of the premises is an electric roller shutter to the property (2.45m x 3.22m).

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



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

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