



## Unit G3, SilverBox House, East Lane Business Park

Wembley, HA9 7FP

**Unit G3 is a well-maintained and modernly built warehouse finished to a high standard.**

**3,279 sq ft**

(304.63 sq m)

- Located on a securely gated estate with 24-hour access
- Close Proximity to A40 / A406
- 3 Phase 200 amp power supply
- Floor to ceiling height of 4.2 metres
- Electric roller shutter
- Hard standing floor
- Facilities to install a kitchenette
- W/C

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## Summary

Available Size	3,279 sq ft
Rent	£57,372 per annum
Rates Payable	£25,200 per annum
Rateable Value	£52,500
EPC Rating	D

## Description

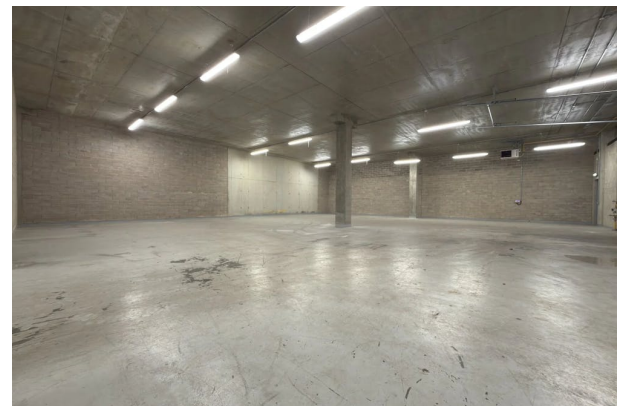
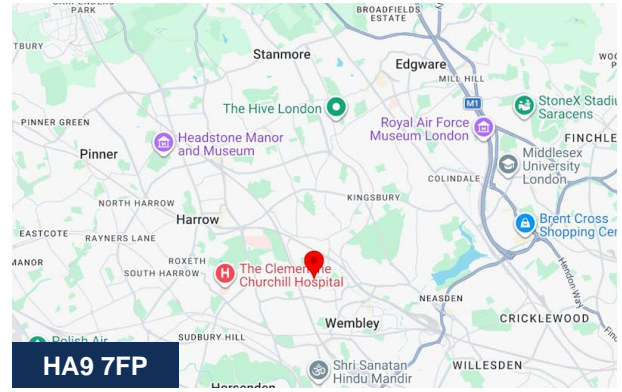
This premise comprises an open-plan warehouse facility totaling 3,279 sqft. The premises are equipped with 3-phase electricity, gas, and water. The floor-to-ceiling height of the warehouse measures 4.2m. To the front of the premises is an electric roller shutter to the property (3m x 2.4m).

## 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.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



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