



## Unit G9, Silverbox House

Wembley, HA9 7FP

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

**1,958 sq ft**

(181.90 sq m)

- 3 Phase Electricity Supply
- Gas and Water Supply available
- Rolling Shutter (2.45m x 3.22m)
- Floor To Ceiling Height 4.1m

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## Summary

Available Size	1,958 sq ft
Rent	£48,960 per annum
Rateable Value	£23,500
Service Charge	£3,336 per sq ft
EPC Rating	D

## Description

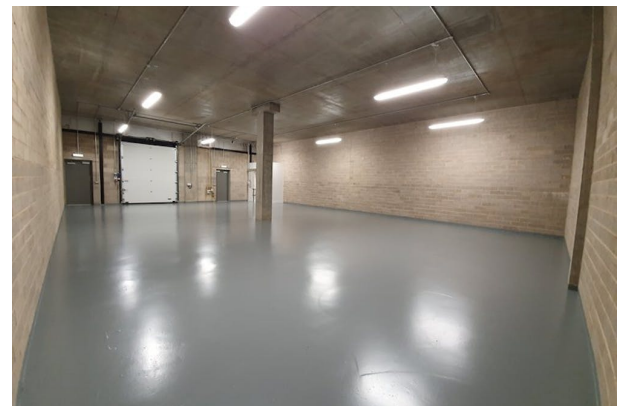
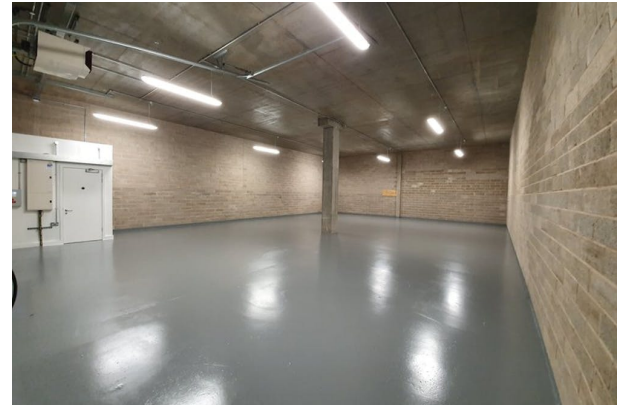
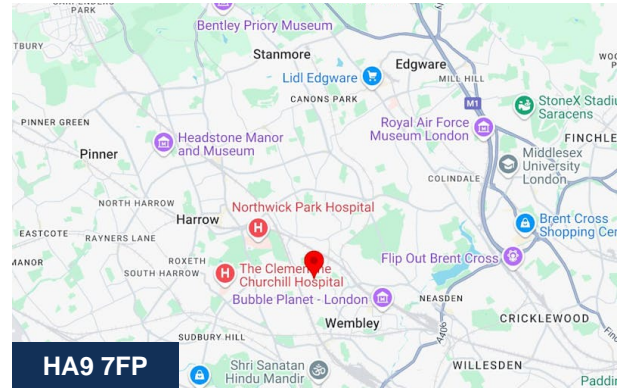
This premise comprises an open-plan warehouse facility totaling 1,958 sqft. The premises are equipped with 3-phase electricity, gas, and water. The floor-to-ceiling height of the warehouse measures 4.1m. To the front of the premises is an electric roller shutter to the property (2.45m x 3.22m).

## 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



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