



## Modern Warehouse / Light Industrial in East Lane Business Park - 2,958 sqft

### **UNIT 13 SILVERBOX HOUSE** • 2,958 sq ft (274 sq m)

56 Magnet Road, East Lane Business Park,  
Wembley, HA9 7FP

Industrial  
**TO LET**

**2,958 sq ft**  
(274.81 sq m)

- Virtually brand new units, built to a high standard
- Close Proximity to A40/A406
- Secure gated estate with 24-hour access and security
- Open plan
- Floor to ceiling height of 4.3 meters
- Pedestrian and shutter access
- 3 phase power

# Unit 13 SilverBox House, 56 Magnet Road, East Lane Business Park, Wembley, HA9 7FP

## Summary

<b>Available Size</b>	2,958 sq ft
<b>Rent</b>	£59,160 per annum
<b>Rates Payable</b>	£11,264 per annum Tenants are advised to check this figure with the London Borough of Brent.
<b>Rateable Value</b>	£22,000
<b>Service Charge</b>	£5,040 per annum
<b>EPC Rating</b>	D

## Description

Brand new warehouse unit available from 1st November 2021, located within a securely gated estate. Access is provided via a electric shutter, loading door and Separate main entrance door. Versatile space ideal for various usages.

## Location

Wembley is the smart choice for businesses wanting affordable commercial space in London.

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 of the following

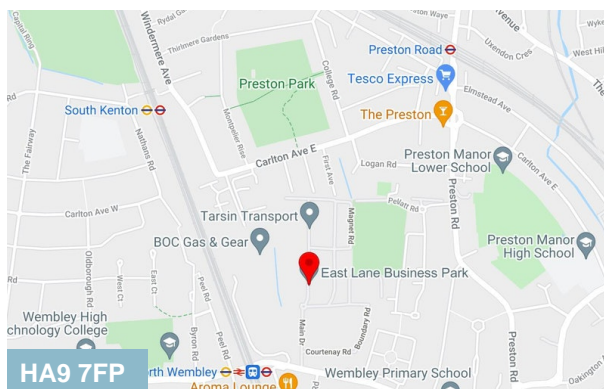
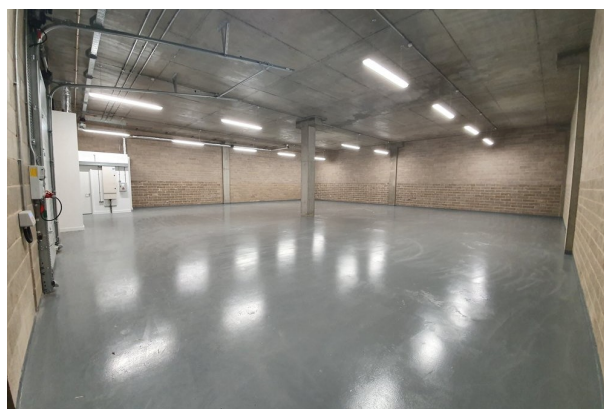
Name	Sq ft	Sq m	Availability
Ground - Modern Industrial / Storage	2,958	274.81	Available
<b>Total</b>	<b>2,958</b>	<b>274.81</b>	

## Viewings

Strictly via arrangement with Dutch and Dutch.

## Terms

A new lease for a term by arrangement.



## Viewing & Further Information



**Peter Wilson**

0207 4439862 | 07896678182

peter@dutchanddutch.com

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