



TO LET

New Modern Warehouse Unit

2,958 SQ FT (274.81 SQ M)

**Unit 5 SilverBox, East Lane
Business Park, East Lane, Wembley,
Brent, HA9 7NQ**

- Established Industrial Location
- Close Proximity to A40/A406
- Open Plan Warehouse
- Secure Gated Estate with 24 hour Access & Security



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. This makes East Lane Business Park a great location for any business.

Transport Links: North Wembley Tube Station (Bakerloo)
Preston Road Tube Station (Metropolitan) Buses – 245, 204, 223, 79.



SAT NAV REF: HA9 7NQ

DESCRIPTION

A prestigious new warehouse/storage facility comprising individual self-contained units. The development is located within a securely gated estate with manned security. Access to the units is provided via an electric loading door leading to a clear open plan layout ready for an incoming tenant to configure. Dedicated parking is available with each unit. The space is versatile and suitable for a variety of industrial/storage uses.

Rent starts from £18 per sq ft. A new Full Repairing and Insuring lease is available for a term by arrangement. Competitive rents and flexible rental agreements combined with the excellent location provide the perfect ingredients for an ideal base for all types of businesses. Lease Agreements are contracted outside the provisions of the Landlord and Tenant Act 1954 (part II as amended).

AMENITIES

- Brand new development
- Open plan layout
- Loading door with bay
- Floor to ceiling height of 4.3m
- Concrete floor
- Facilities to install kitchen
- Heating
- W/C
- Three phase power
- 24 hour access and security
- Parking available

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	2,958	274.81
TOTAL	2,958	274.81

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

Rent per Annum

£53,244

All prices are subject to VAT

Service Charge

Approx. £1.70 per sqft

BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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