



Unit G13 Silverbox House

Magnet Road, Wembley, HA9 7FP

**Versatile warehouse space
in Wembley, located within
a secure gated estate.**

2,958 sq ft

(274.81 sq m)

- Brand new units, built to a high standard
- Close Proximity to A40/A406
- Secure gated estate with 24-hour access and security
- Established industrial location
- Open plan layout
- 3 phase power 100 amp Supply

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Summary

Available Size	2,958 sq ft
Rent	£54,288 per annum
Rates Payable	£15,843.25 per annum
Rateable Value	£31,750
Service Charge	£5,040 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property is a light industrial/warehouse unit with a floor to ceiling height of 4.4m. Accessible via shutter (H3.22m x W2.45m). The unit also has a blower heater, w/c facilities and facilities to install a kitchenette.

Location

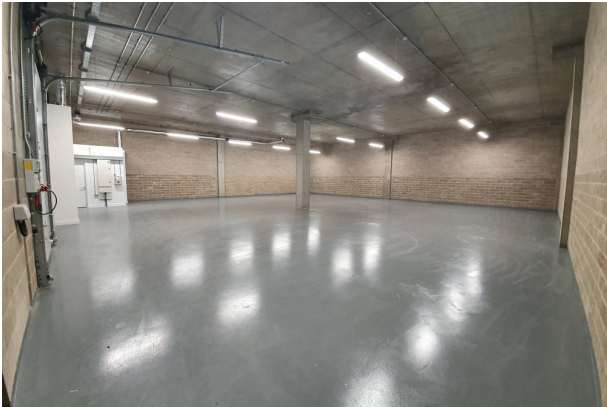
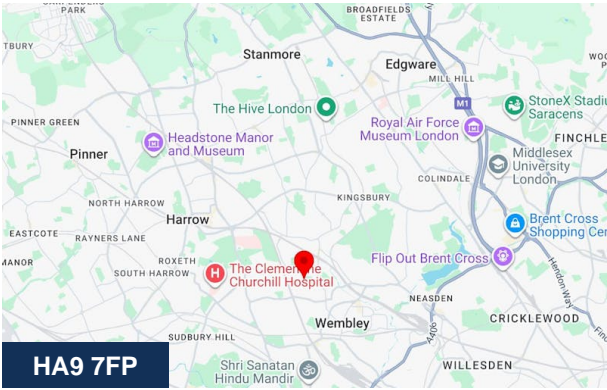
Just a short distance from Wembley Stadium, the business park is home to offices, warehouse units and outdoor storage yards.

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 the following areas:

Name	sq ft	sq m	Availability
Ground	2,958	274.81	Available
Total	2,958	274.81	



Viewing & Further Information



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