



## **Unit G1 Silverbox House**

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

### **Open Plan Modern Warehouse Unit Available On Flexible Terms**

**3,461 sq ft**  
(321.54 sq m)

- Open Plan Layout
- Electric Rolling Shutter
- Separate Main Entrance Door
- 4.3m Floor To Ceiling Height
- Hard Standing Floor
- W/C
- Heating
- 3 Phase 100 Amp Power Supply
- On A Securely Gated Estate With 24 Hour Access

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## Summary

Available Size	3,461 sq ft
Rent	£63,540 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

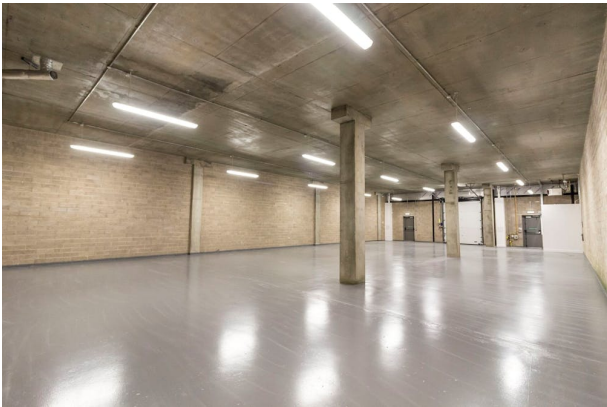
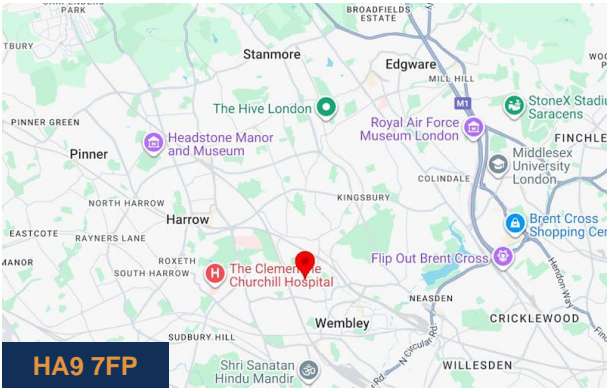
## Description

A well maintained, open plan modern warehouse unit. It benefits from both a full height rolling shutter and separate entrance door, the space is ideal for a range of uses.

## Location

Just a short distance from Wembley Stadium, East Lane 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



## Viewing & Further Information



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