

ZENITH 105 WEMBLEY



347 EALING ROAD, WEMBLEY HA0 1BH

///DENT.REPLY.TRUCKS

EPC A
rating

Rated EPC A



0.5 miles from A406/
A40 intersection



Roof mounted
solar panels



EV charging points

A NEW HIGH QUALITY LOGISTICS/DISTRIBUTION DEVELOPMENT
IN AN ESTABLISHED WEST LONDON LOCATION

ZENITH 105: 105,201 SQ FT (9,773 SQ M)

AVAILABLE FOR IMMEDIATE OCCUPATION

High performance space for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Zenith 105** is a new **logistics/distribution** development located in **Wembley, West London.**

An ideal location for the West London

The site spans 4 acres and consists of a single unit comprising 104,605 sq ft. Zenith 105 is situated in close proximity to Park Royal (1.5 miles), Europe's largest multi-owned industrial estate and London's primary industrial area. Park Royal is occupied by a number of international companies and supports 1,700 businesses and employs 43,100 workers across a range of sectors such as food production and distribution, logistics, manufacturing, wholesale, filming studios and automotive.



You're well-connected

Zenith 105 sits prominently on Ealing Road, within an established industrial zone. Ealing Road then connects directly onto Hanger Lane and the A40 and A406 interchange, which provides advantageous access to West and Central London as well as the M40 and M25. The scheme also benefits from a vast range of amenities and public transport links which are all within walking distance.

ALPERTON STATION
0.5MILES



2

1

CAR ACCESS

EALING ROAD

HGV ACCESS

3

A406

A406/A40 INTERSECTION
0.5MILES

HANGER LANE



7



8



5

4

9

6



LOCAL OCCUPIERS

- | | | |
|---------------------------|---------------------------|-----------------------|
| 1 ACCESS SELF STORAGE | 4 BIG YELLOW SELF STORAGE | 7 MCDONALD'S |
| 2 SAINSBURY'S PETROL STN. | 5 ESSO PETROL STATION | 8 HOTEL "FOX & GOOSE" |
| 3 PARK ROYAL IND. ESTATE | 6 ALPERTON SPORTS GROUND | 9 WICKES |



FITNESS



HOTELS



SUPERMARKETS



FUEL STATIONS



RESTAURANTS

You're well-connected

ZENITH 105 WEMBLEY



REGIONAL LONDON LOCAL

You're well-connected

ZENITH
105
WEMBLEY



REGIONAL

LONDON

LOCAL

You're well-connected

ZENITH
105
WEMBLEY



REGIONAL

LONDON

LOCAL

Schedule of accommodation

ZENITH 105	
WAREHOUSE	90,322 SQ FT (8,391 SQ M)
OFFICE	14,879 SQ FT (1,382 SQ M)
TOTAL	105,201 SQ FT (9,773 SQ M)
YARD DEPTH	35 M
CLEAR INTERNAL HEIGHT	12 M
LEVEL LOADING DOCKS	4
DOCK LOADING DOORS	4
FLOOR LOADING	50kN SQ/M
HGV PARKING	23
CAR PARKING SPACES	52
EV CHARGING POINTS	16
POWER	810 kVA

*All floor areas are approximate gross external areas.



WAREHOUSE



BREEAM
'Excellent'



50 kN sq/m
floor loading



EPC
A rated



15% roof
lights

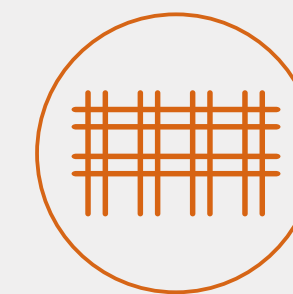
EXTERNAL



Unrestricted
access



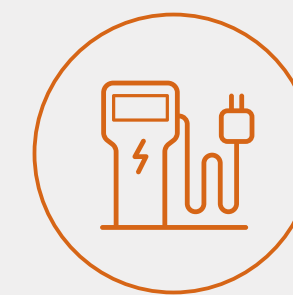
Secured entrances
independent gates



Perimeter paladin
estate fencing



Yard depth



EV car
charging

OFFICES



LED lighting with
smart control



Grade open
plan office



VRF heating and
comfort cooling



Glazed
HQ reception

**ZENITH
105
WEMBLEY**



Site plan is indicative.

Sustainability

BREAAM UK New Construction
2018 (Shell & Core)




'Excellent'
rating

Energy Performance Certificate

EPC A
rating

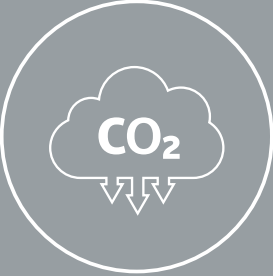
A Rating for excellent
energy performance

Natural Light



Optimised use of natural
light with 15% roof lights and
excellent office visibility

Renewable Technologies



Solar PVs and air source heat
pumps provide reduced energy
consumption and CO2 emissions

BREAAM 'EXCELLENT':




*WATER -
55% SAVING




*ENERGY -
26% SAVING

Responsible Sourcing




Assured construction materials
with low environmental,
economic and social impact

Electric Vehicle Charging



16 charging points provided
with provision for to future-proof
occupier fleet requirements

Water Regulation Technologies



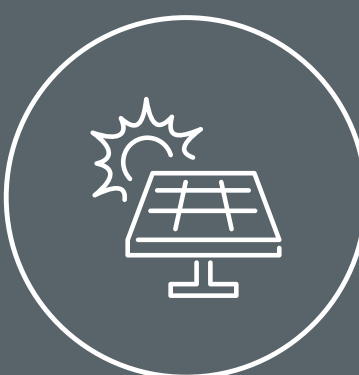
Efficient sanitary-ware with
low flow rates to reduce
water consumption

Sustainable Materials




Reduce energy consumption
and environmental impact over
the life cycle of the building

PHOTOVOLTAICS:



- 84 TONNES CO2 EMISSIONS AVOIDED PER ANNUM
- WILL GENERATE 178,512 KWH PER ANNUM
- £35,538 ANNUAL ENERGY COST SAVINGS

Bicycle Spaces



Ample spaces in covered
shelters encourages
environmental travel

Enhanced Cladding




Delivering superior
energy performance to
reduce running costs

Energy Metering Technology



Allows occupiers to
pro-actively manage
their energy consumption

Led Lighting



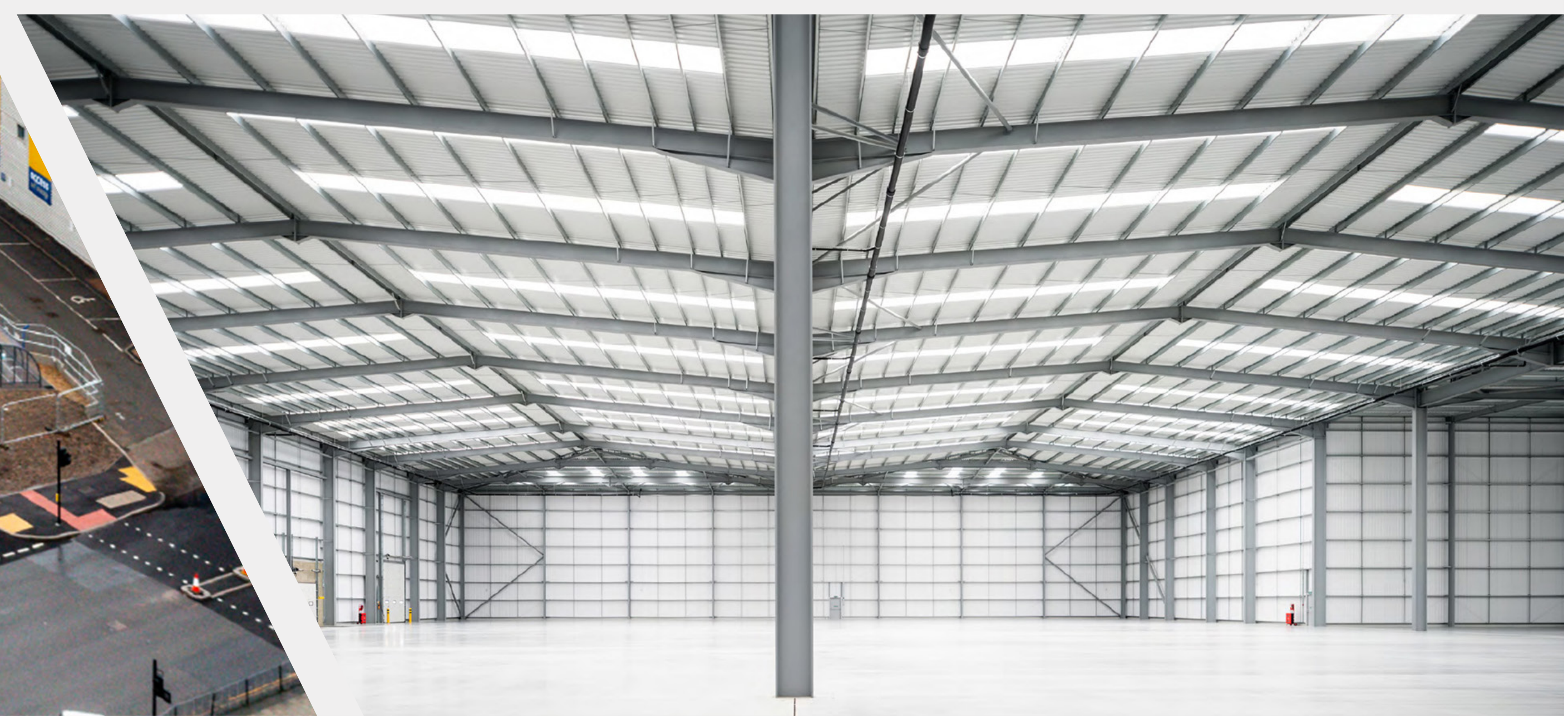
Enables 75% less energy
consumption and 25 times more
durability than incandescent lighting

ELECTRICITY COST SAVINGS:

	SIZE	COST PER MONTH	COST PER ANNUM
ZENITH 105	105,201 SQ FT (8,391 SQ M)	£10,051	£120,616
20 YEAR OLD FACILITY	105,201 SQ FT	£20,319	£243,836
COST SAVING £	-	£10,268	£123,220

Subject to occupier requirements. Modelled at 25p kWh

COST SAVING 51%







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High performance space
where you need it.

**ZENITH
105
WEMBLEY**



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. September 2023. TBDW 04748-01.