

# 1 OLYMPIC WAY

WEMBLEY PARK, HA9 0PL

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FOREST  
REAL ESTATE



# TO LET

## 2,336 SQ FT

### Modern Lateral Open Plan Office Space To Let

#### Key Features

- Self contained office space with private entrance
- Floor to ceiling glazed windows
- Air conditioning
- Wheelchair accessible WC
- Within a two minute walk of Box Park
- Access to on Site Gym
- Kitchen with integrated appliances
- Glass partitioned meeting rooms
- 3 WC's and shower
- On site gym facilities, restaurant and break out areas
- Cycle storage

**Vonder, 1 Olympic Way**  
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## Description

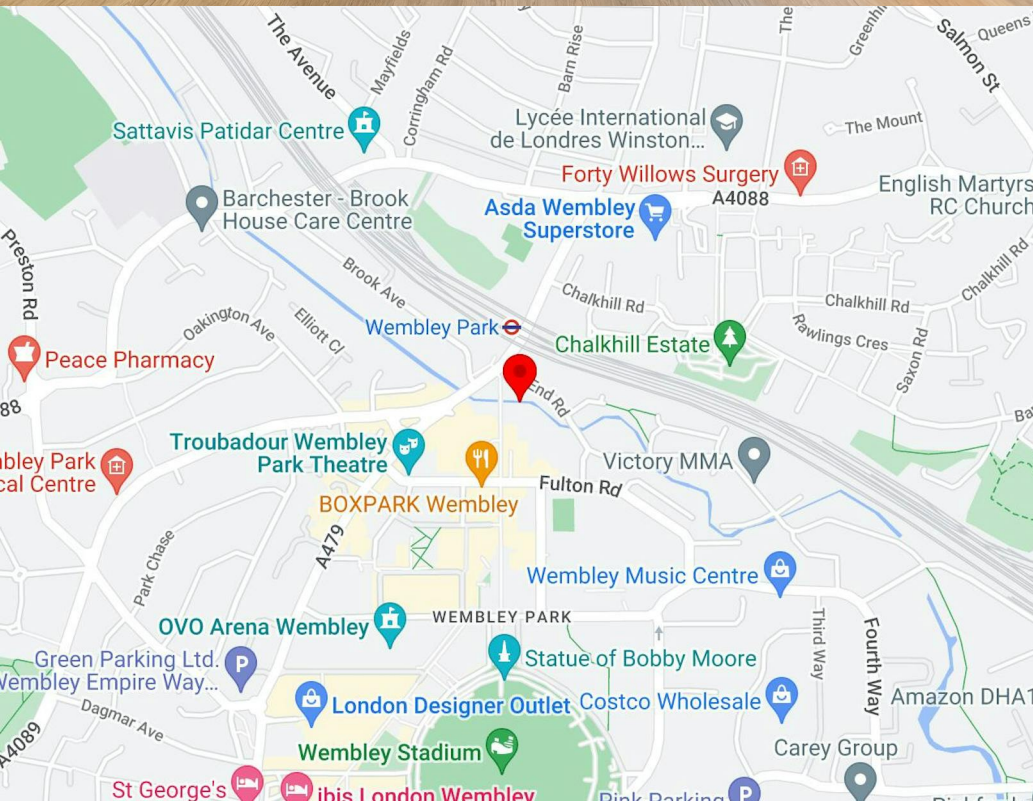
The workspace features a predominantly open layout, with the addition of two glass-partitioned meeting rooms.

This office is self-contained, offering a level of autonomy and privacy conducive to a focused work environment. For added convenience and inclusivity, the facility includes air conditioning, integrated kitchen, shower, three well-appointed WC's and a disabled-accessible restroom.

## Location

Vonder Wembley sits in the up-and-coming, well connected district of Wembley Park in Zone 4. The property is located right next to Wembley Park tube station, which provides easy access to the city centre with the Metropolitan Line (with Baker Street station only 10 minutes away) or the Jubilee Line (only a short journey to Bond Street).

The lively area of Wembley Park is full of cafés, restaurants, convenience stores and shops (Boxpark is only a 2 minutes walk away).







# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£65,000 per annum
<b>Rates</b>	On application
<b>Service Charge</b>	£7,000 per annum
<b>VAT</b>	Not applicable
<b>EPC</b>	On application

# Contact

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