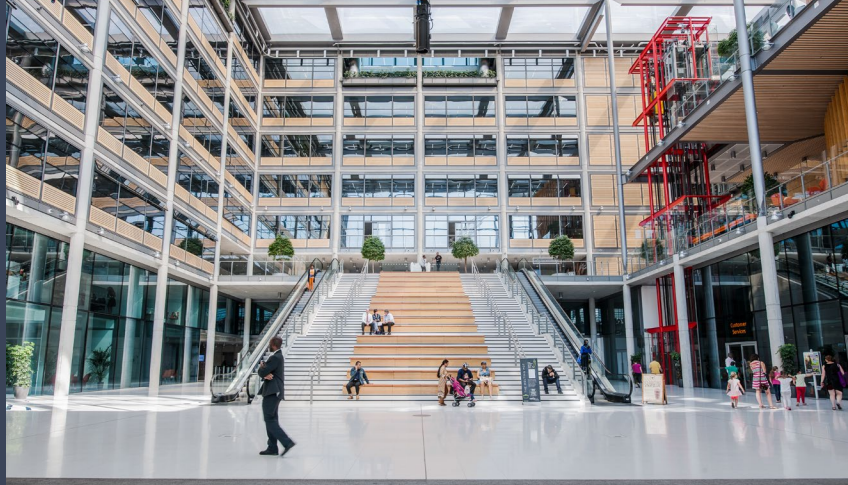




AVISON
YOUNG

To Let

Brent Civic Centre, Engineers
Way, Wembley Park,
Wembley, HA9 0FJ



High Profile Sustainable HQ

Location

Brent Civic Centre occupies a prime position in central Wembley adjacent to Wembley Stadium.

The property lies between Wembley Park Underground station (Jubilee and Metropolitan lines) and Wembley Stadium station (a direct line between London Marylebone and Birmingham Moore Street station). Junction 1 of the M1 is 4.5 miles away, therefore, the M25 at junction 23 is 16.6 miles away. The North circular, A406, is within 2 miles and the A40 is within 3 miles at Hanger Lane.

London Designer Outlet, which has over 70 retailers and Boxpark Wembley which has a multitude of different food and drink vendors are both within a short walk. Wembley Stadium is home to England's national football teams and hosts a variety of other large events.

Description

Brent Civic Centre is a nine storey landmark office building; providing tenants with an opportunity to lease office space within one of the UK's most sustainable buildings with excellent amenities and public transport links.

It was built in 2012 and with sustainable technologies installed across the whole building, it has futureproofed the premises for current and future ESG requirements.

Three spaces are available across different floors: the west wing located on the 8th floor, the north wing on the 7th floor and a suite on the 1st floor west wing.

- Integrated air pump and air handling units
- Secure basement parking at 1:2,000 sqft
- BREEAM rating of Outstanding (92.55%)
- Full height feature entrance atrium
- Available furnished

Rent

£32.50 per sqft

Business rates

£9.04 per sqft – interested parties should make their own enquiries with the Local Authority.

Occupational Charge

£6.00 per sqft subject to annual increases in line with RPI.

For further information please contact:

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Photos courtesy of Skanska.

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Accommodation

Floor	Sq m	Sq ft	
8 th floor (North Wing)	866	9,321	TBC
8 th floor (West Wing)	590	6,350	
7 th floor (North Wing)	862	9,278	
Part 1 st floor (Suite)	342	3,681	
Total	2,660	28,630	

Highlights



Excellent transport links



Multiple EV bays available



Secure parking



Integrated air and pump and air handling unit



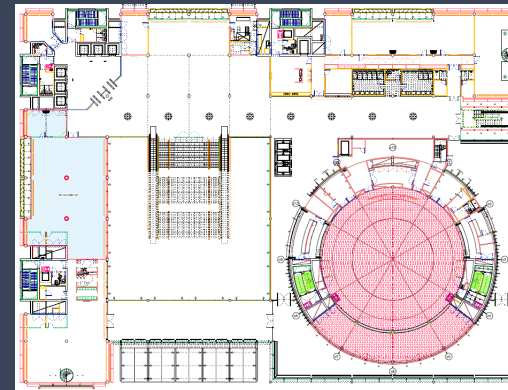
Shower facilities



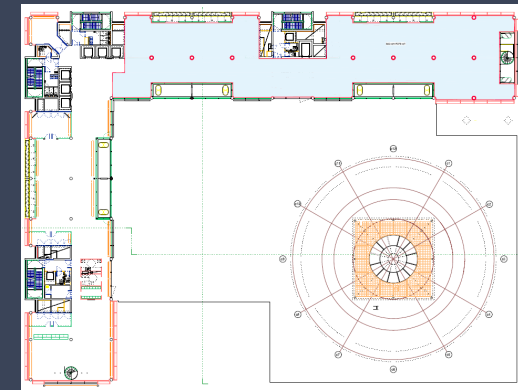
Bike facilities



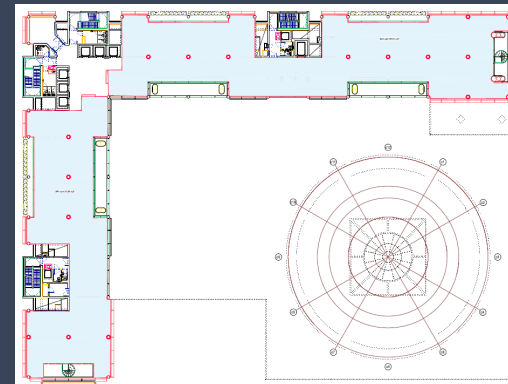
EPC rating of A(22)



1st Floor Suite



7th Floor (North Wing)



8th Floor

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