

To Let

The Hive, Wembley Park, Olympic Way, Wembley, Middlesex, HA9 0ND

13,487 to 26,974 sq ft

- Brand new North West London neighbourhood
- Flexible terms and floor plates
- Range of amenity and events on site
- Boxpark Wembley now open
- 12 minutes to West End



Location

The Hive sits within one of London's largest development schemes, Wembley Park. Quintain's 85 acre development in north west London is regenerating the district. Boxpark has recently opened at Wembley Park and has brought a number of independent food and beverage operators to the building's doorstep. The site is also home to a 7 acre park and the world famous Wembley Stadium.

Connectivity

Wembley Park underground station is served by the Jubilee and Metropolitan lines, connecting to Baker Street in 12 minutes. The Jubilee line, now running 24 hours a day on Fridays and Saturdays, gives fast, direct access to the rest of the West End, Waterloo and London Bridge mainline terminals, as well as Canary Wharf. The road network is also excellent – a five-minute drive will take you to the North Circular (A406), providing fast access to the M1, M40, M4, M25 and further afield.

Specification

- Concierge service
- Allocated car parking
- 4 pipe fan coil air conditioning
- Secure cycle spaces and lockers
- Showers
- Raised access floor
- Targeting BREEAM Excellent
- Targeting EPC B (27)

Accommodation

| Floor / Unit | Sq ft | Availability |
|--------------|---------------|--------------|
| 4th | 13,487 | Available |
| 3rd | 13,487 | Available |
| Total | 26,974 | |

EPC

This property has been graded as 27(B).

Rent

Available on Request

Business Rates

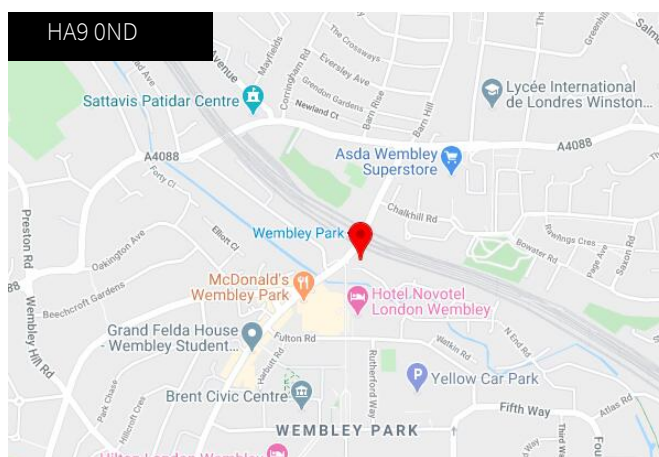
Rates Payable (2020/2021): £12 per sq ft

Estimate

Service Charge

£9.15

Includes estates charge



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