



AVAILABLE TO LET

## Brent House, Wembley

341-345 High Road, Wembley, UK HA9 6AQ

BRAND NEW BUSINESS UNITS TO LET - MAY CONSIDER A SALE

## BRAND NEW BUSINESS UNITS TO LET - MAY CONSIDER A SALE

Brent House is a newly constructed mixed use building that will be available for occupation from December 2019.

The ground and upper ground floor business units benefit from a variety of use classes that include A1, A2, A3, A4 and B1a. The Landlord will consider further uses, subject to the usual planning consents.

The two available units will benefit from high ceilings and floor to ceiling glass frontages. The internal space will be let in Shell & Core, ready for a Tenants fit out.

The occupiers will benefit from continuous regeneration in Wembley and Brent House will benefit from 248 apartments.

Alternatively the Vendor may consider a sale of the long leasehold.

(CGI's are for indicative purposes only)

<b>Rent</b>	£25.00 psf
<b>Building type</b>	Retail
<b>Secondary use</b>	Office
<b>Planning class</b>	A1
<b>Secondary classes</b>	A2, A3, A4, B1
<b>Sizes</b>	1,372 to 7,195 Sq ft
<b>VAT charges</b>	To be confirmed.

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/40111-brent-house-wembley-341-345-high-road>



Undergoing construction

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Choice of two units

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50ft frontage

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Shell & Core finish

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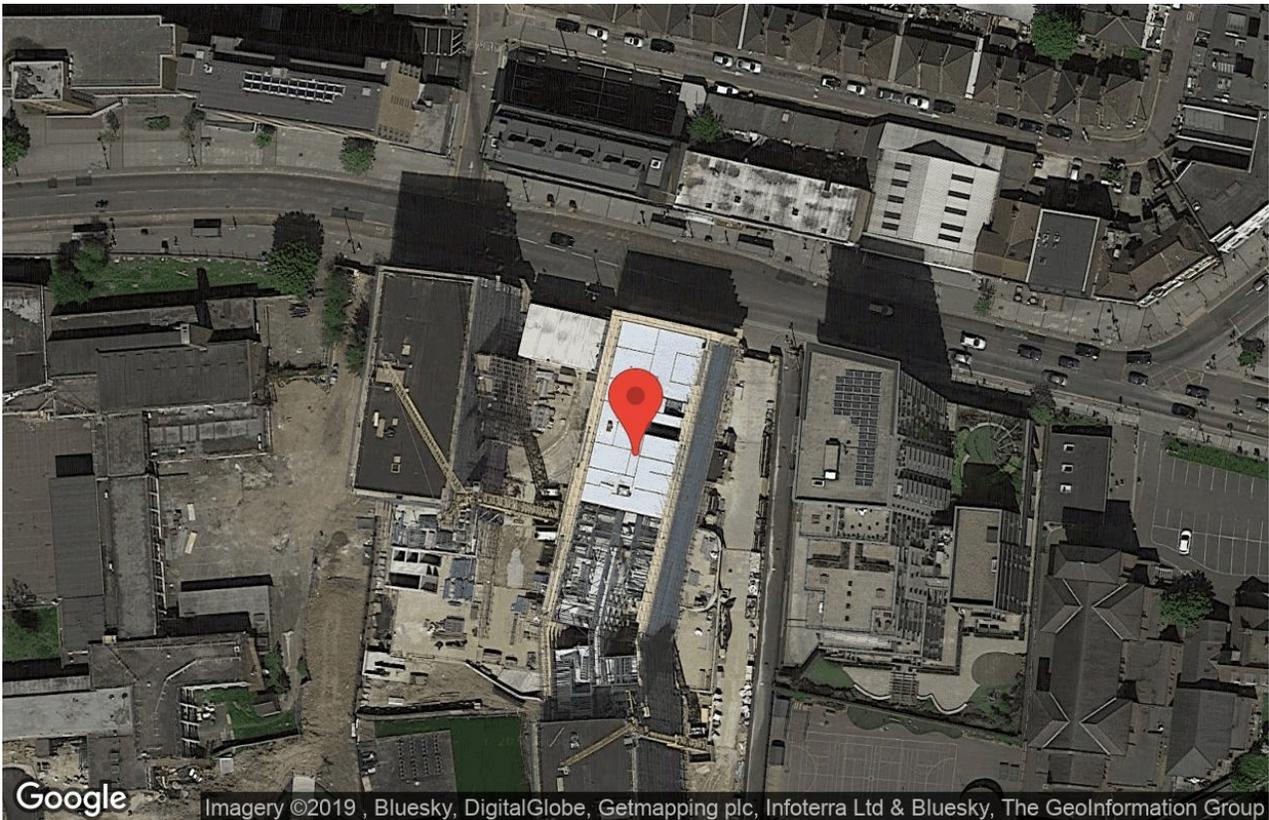
Variety of use classes

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Available from Quarter 4 2019



Brent House, Wembley, 341-345 High Road, Wembley, UK HA9 6AQ



Data provided by Google

### Floors & availability

Unit	Floor	Size sq ft	Rent psf	Total pa	Status
Block A	Ground	3,369	£25.00	£84,225.00	Available
Block A	Upper Ground	1,372	£25.00	£34,300.00	Available
Block C	Ground	2,454	£25.00	£61,350.00	Available
<b>Total</b>		<b>7,195</b>		<b>£179,875.00</b>	

### Location overview

Wembley is one of London's most significant regeneration projects. With impressive new public spaces and shopping and leisure amenities that have already opened. Along with 70 stores at London Designer Outlet. Brent House is located equidistant to Wembley Central (Overground, Southern and West Midlands line) and Wembley Stadium Stations (Overground line), as well as Wembley Park Station (Jubilee & Metropolitan line).

### Airports

London Heathrow 9.1m, London City 15.1m, London Luton 22.5m

### National rail

Wembley Stadium 0.1m, Wembley Central 0.3m, Stonebridge Park 0.8m

### Tube

Wembley Stadium 0.1m, Wembley Central 0.4m, Wembley Park 0.8m

### Legal costs

Each party to be responsible for their own legal costs incurred.

### VAT

To be confirmed.

### Planning class

A1

### Secondary planning class

A2, A3, A4, and B1

### EPC

Not applicable

Notes:

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☎ 020 7794 7788  
✉ info@dutchanddutch.com

Dutch & Dutch  
**Zach Forest**  
☎ 020 7443 9867  
☎ 07890 209 397  
✉ zach@dutchanddutch.com

Dutch & Dutch  
**Tony Matthews**  
☎ 020 7443 9869  
☎ 07973 362 924  
✉ tony@dutchanddutch.com

Dutch & Dutch  
**Peter Wilson**  
☎ 020 7443 9862  
☎ 07896 678 182  
✉ peter@dutchanddutch.com

Quote reference: RENT-40111

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.