



UNCLE

Wembley

HA9 7RH

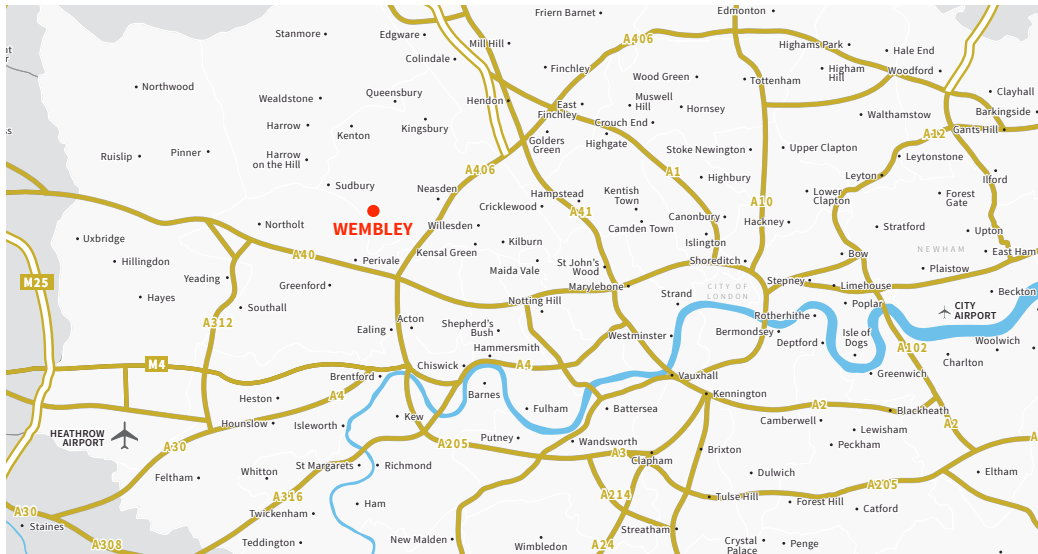


Fawcett  
Mead



Wembley, situated in Central London Zone 4, is a vibrant, well known and popular London suburb located approximately 6 miles North West of London's West End. Managed by UNCLE, the building will become a professionally-managed, vibrant environment.

The town is connected to the London Underground via Bakerloo line to central London and Overground railway services north to Harrow and Watford and south to Clapham Junction and Croydon. Wembley Central station serves the new National Stadium and Wembley Arena, both of which are situated within approximately 15 minutes walking distance. The town centre is well connected by road via the A40 and A406 North Circular Road, which in turn provide links to the M1, M25 and M40 motorways.



Since 2002, Wembley has benefited from major investment in regeneration. The most relevant in retail terms is the development of Wembley Central which provided new station facilities, 273 residential units, a hotel, as well as mainstream retail and leisure facilities. The development was completed in three phases, phase one being the TK Maxx and Sports Direct (formerly Somerfield), completed in 2009; phase two was the new Tesco, completed in 2012; phase 3 was the Travelodge hotel, completed in 2014.

Wembley High Road is the main thoroughfare running through the town centre directly from the station. High Road is occupied by well-known national retailers such as:





Uncle Wembley forms a substantial residential development on Wembley High Road. The striking project consists of 21 and 26 storey towers linked by a 7 storey block. The design comprises 239 apartments for rent with associated retail space, a new public square and community facilities.

The development is currently on site and practical completion of the site is forecasted for February 2020. Once complete this will become the tallest building in the immediate vicinity and become a focal point within Wembley for young families and professionals a like.

**TENURE**

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

**Handover**

Practical completion of the development is forecasted for February 2020.

The units are to be handed over in 'Shell Specification' with capped services.

**RENT**

On Application.

**SERVICE CHARGE**

TBC.



Wembley Stadium is 0.8 miles to the East and 1 mile from Wembley Park to the North East. ➔



## ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

**Basement**  
2,159 sq ft  
200.61 sq m

**Unit 1: Ground Floor**  
2,640 sq ft  
245.27 sq m

**Unit 2: Ground Floor**  
1,836 sq ft  
170.53 sq m

N.B. The basement area is available in isolation but can be made part of the demise of either unit 1 or unit 2.

## RATEABLE VALUE

To be reassessed upon occupation.

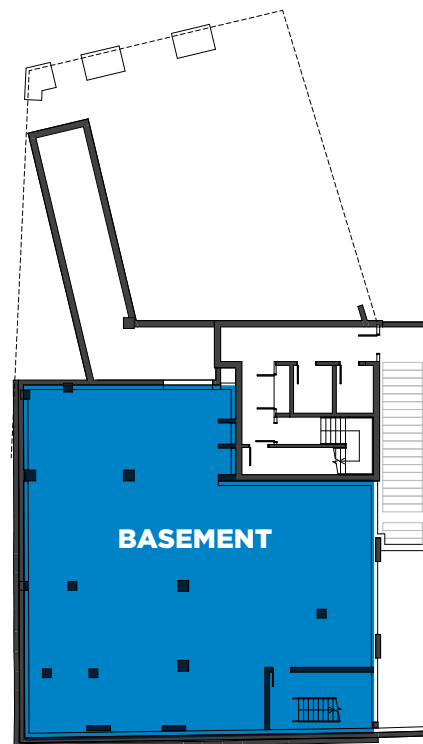
## USE

A variety of uses will be considered.

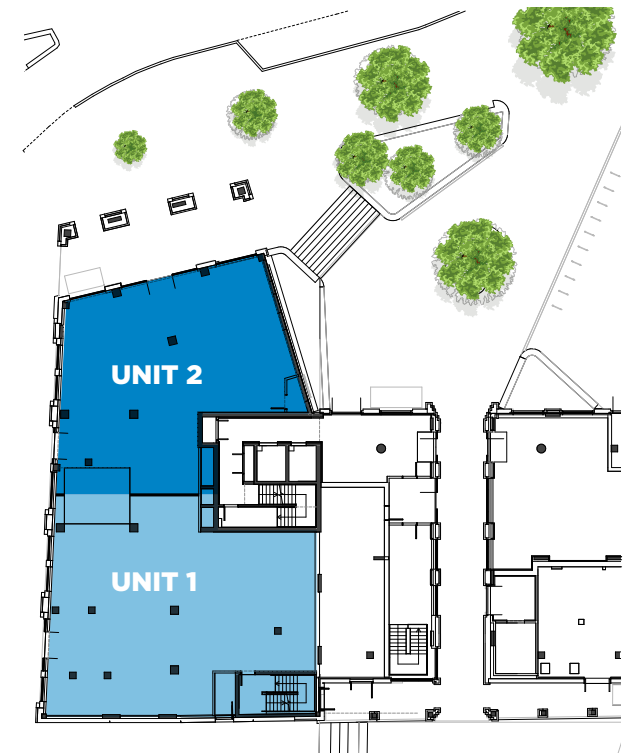
## COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

## BASEMENT SPACE



## GROUND FLOOR



## CONTACT

Inspections are strictly by appointment with:

## Vincent Morris

vincent@fawcettmead.co.uk  
0207 182 7485

Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2019



Retail Expertise