



FOR SALE

Cottrell House, Wembley

57 Wembley Hill Road, Wembley HA9 8BE

BRAND NEW BUSINESS UNITS FOR SALE

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A mixed-use development situated on the corner of Wembley Hill Road and Linden Avenue, in the heart of the fast-developing Wembley regeneration zone.

A choice of 3 commercial units that can be combined to create one larger unit. Set over basement, ground and mezzanine floors that will be sold in shell & core finish. The ground floor is accessed from street level with provisions to access the basement internally.

The ground and mezzanine floors benefit from an A1 use class but may suit alternative uses (subject to consent).

Basement: 4,488 ft² / £673,200 plus VAT

Unit 1: 3,017 ft² / £754,250 plus VAT

Unit 2: 1,686 ft² / £421,500 plus VAT

Price	£421,500
Building type	Retail
Est. S/C	£1.29 psf
VAT	Plus VAT.
Tenure	Long leasehold
Deal type	Vacant possession
Sizes	1,686 to 9,191 Sq ft

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/43905-cottrell-house-wembley-57-wembley-hill-road>



Undergoing construction

Choice of 3 business units

125 year long leasehold

Shell & core finish

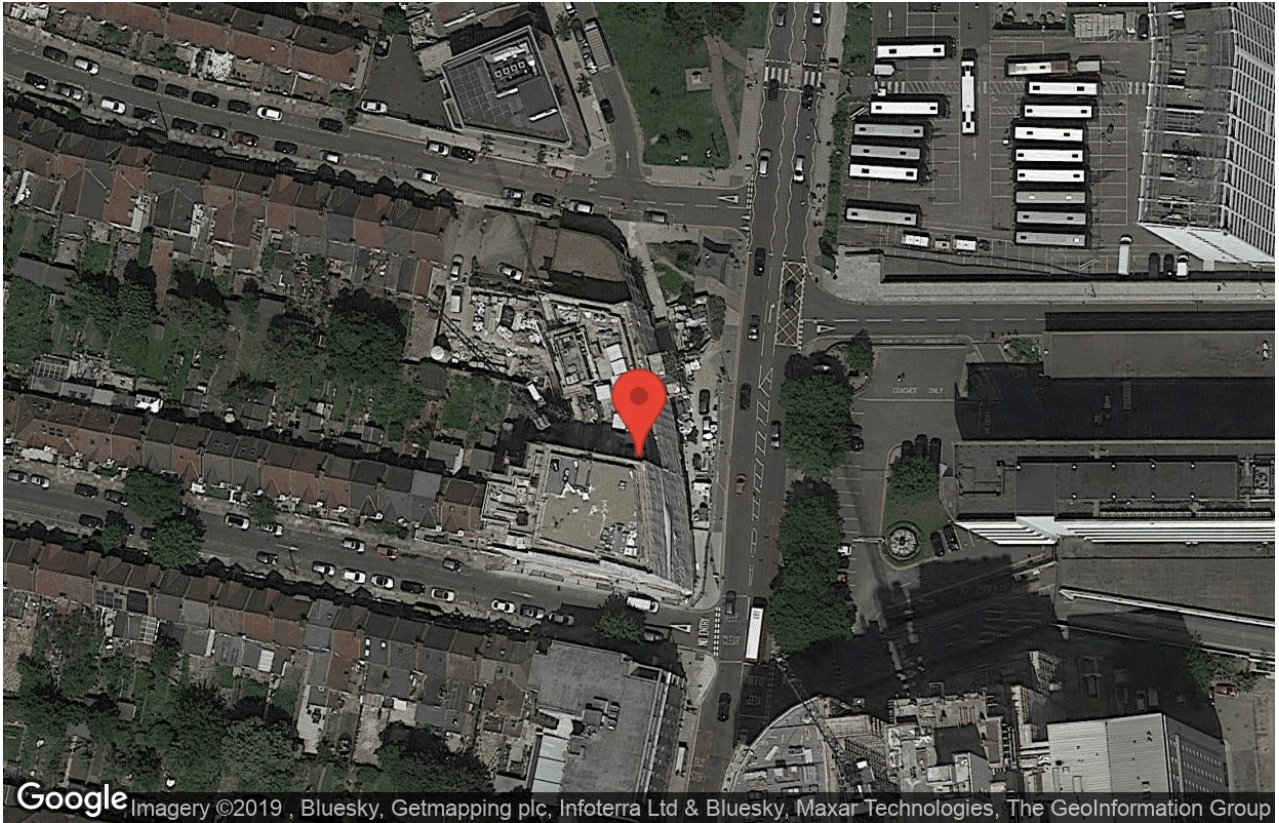
Large frontage

Floors may be sold individually

May suit alternative uses (subject to approval from
freeholder and council)



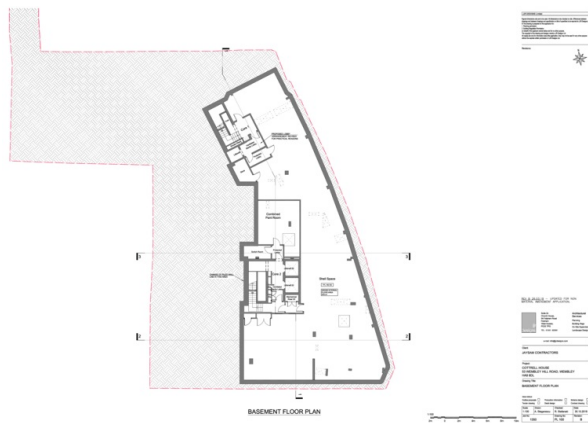
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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Notes
	Basement	4,488	
Unit 1	Ground & Mezzanine	3,017	Ground 986 ft2 / Mezzanine 2,031 ft2
Unit 2	Ground & Mezzanine	1,686	Ground 700 ft2 / Mezzanine 986 ft2
Total		9,191	



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Location overview

Located moments from the wealth of amenities in Wembley Park including the London Designer Outlet and the iconic Wembley Stadium. Wembley Station & Wembley Central Station are also close by.

Airports

London Heathrow 9.3m, London City 15.1m, London Luton 22.3m

National rail

Wembley Stadium 0.1m, Wembley Central 0.5m, North Wembley 0.9m

Tube

Wembley Stadium 0.1m, Wembley Central 0.5m, Wembley Park 0.6m

Legal costs

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

EPC

Not applicable



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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.