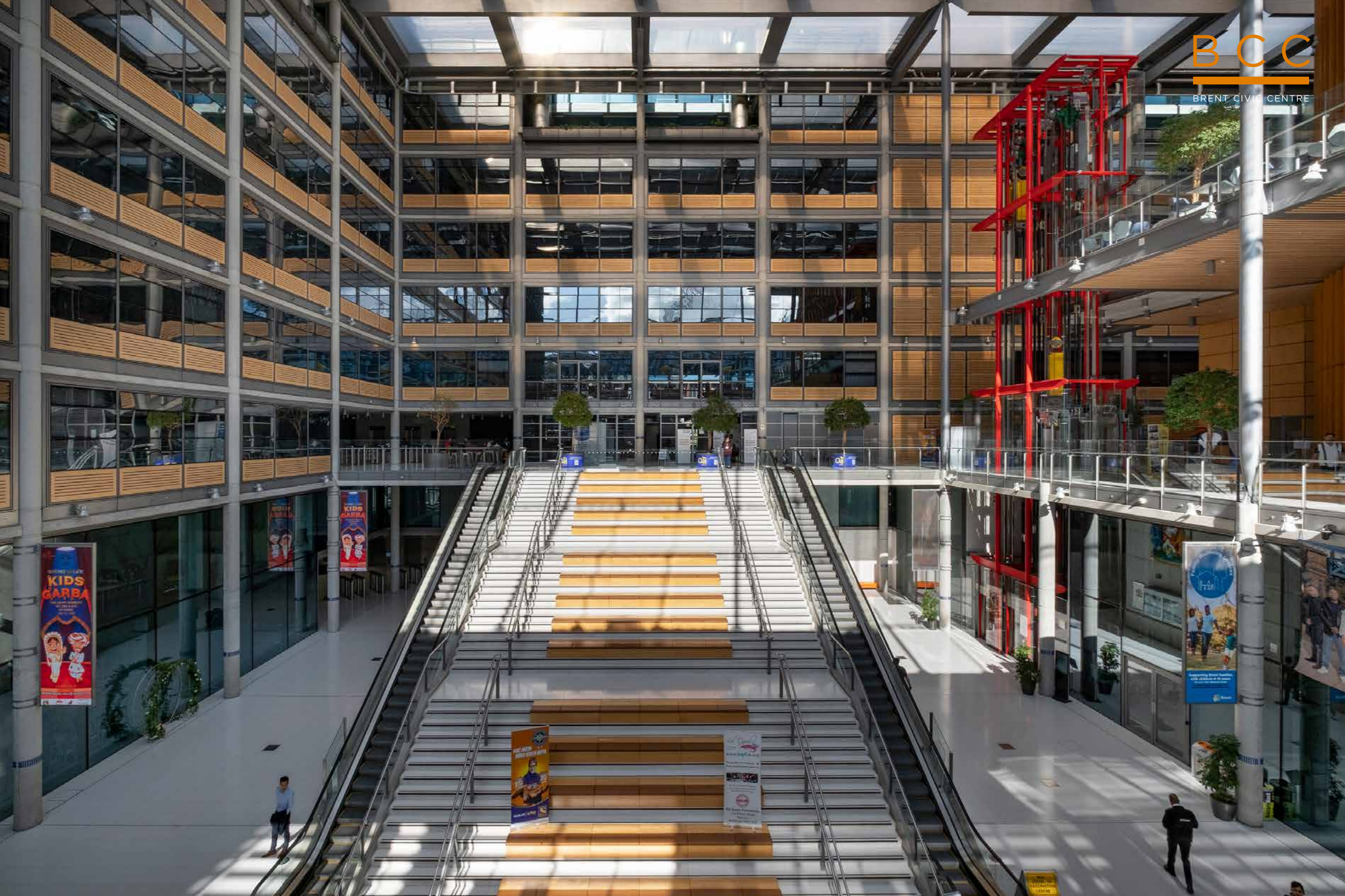


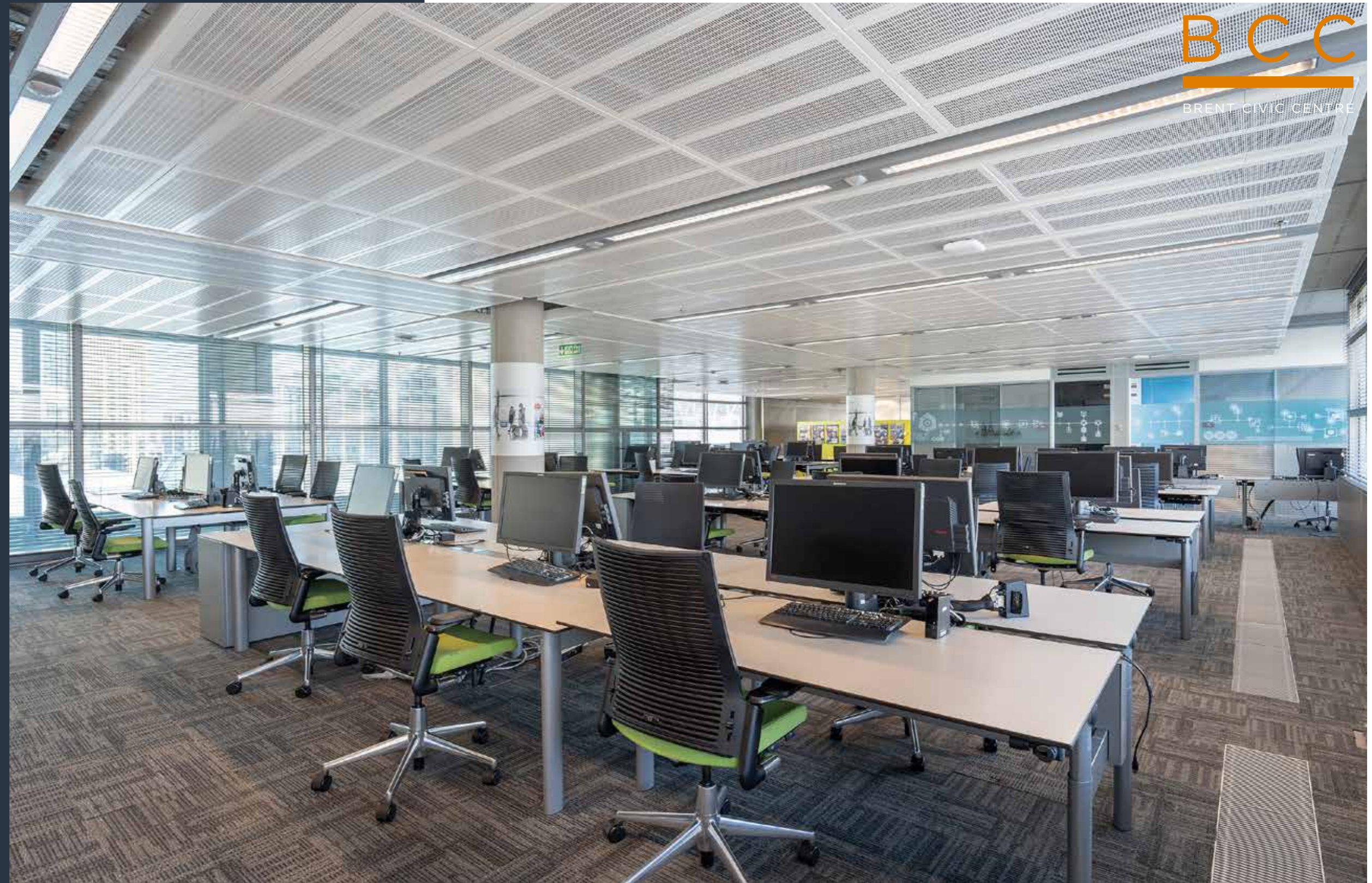
BCC

One of the UK's most sustainable office buildings

BRENT CIVIC CENTRE







BCC
BRENT CIVIC CENTRE

High Profile Sustainable HQ in a prime position in central Wembley adjacent to Wembley Stadium

- Landmark building at the centre of the Wembley regeneration area
- Ground breaking HQ designed by Hopkins Architects
- Full height entrance lobby reception
- Retail and leisure amenities in the entrance lobby and in the immediate area
- Offices available Fitted and Furnished
- Accessible terraces

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 with sustainable technologies installed across the whole building, it is future-proofed for foreseeable ESG requirements.

Various options are available from a first floor suite of 3,681 sq ft.

Market leading ESG Credentials



72% more energy efficient than a comparable building



Uses 2nd generation waste bio-fuel CHP to cool, heat and power base load for over 90% of the year and can run on 11 different waste fuel types



Upgrade to LED in coming months (project led by the Energy Team)



Integrated Air Source Heat Pump Air Handling units



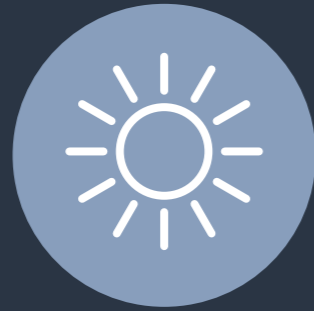
Energy efficient lifts - 60% more efficient than conventional lifts



The building uses 45% less water than conventional buildings



A green roof



All work stations are within 7m of a window



Multifunctional winter garden and public garden



250 cycling spaces



47 EV spaces which are connected to the bio-fuel system



EPC - A(22)



Available from 3,681 to 28,630 sq ft (342 - 2,659 sq m) TO LET



Communal breakout areas



Integrated air source heat pump air handling units



On site parking EV parking bays



6 x 17 persons passenger lifts and 2 goods lifts



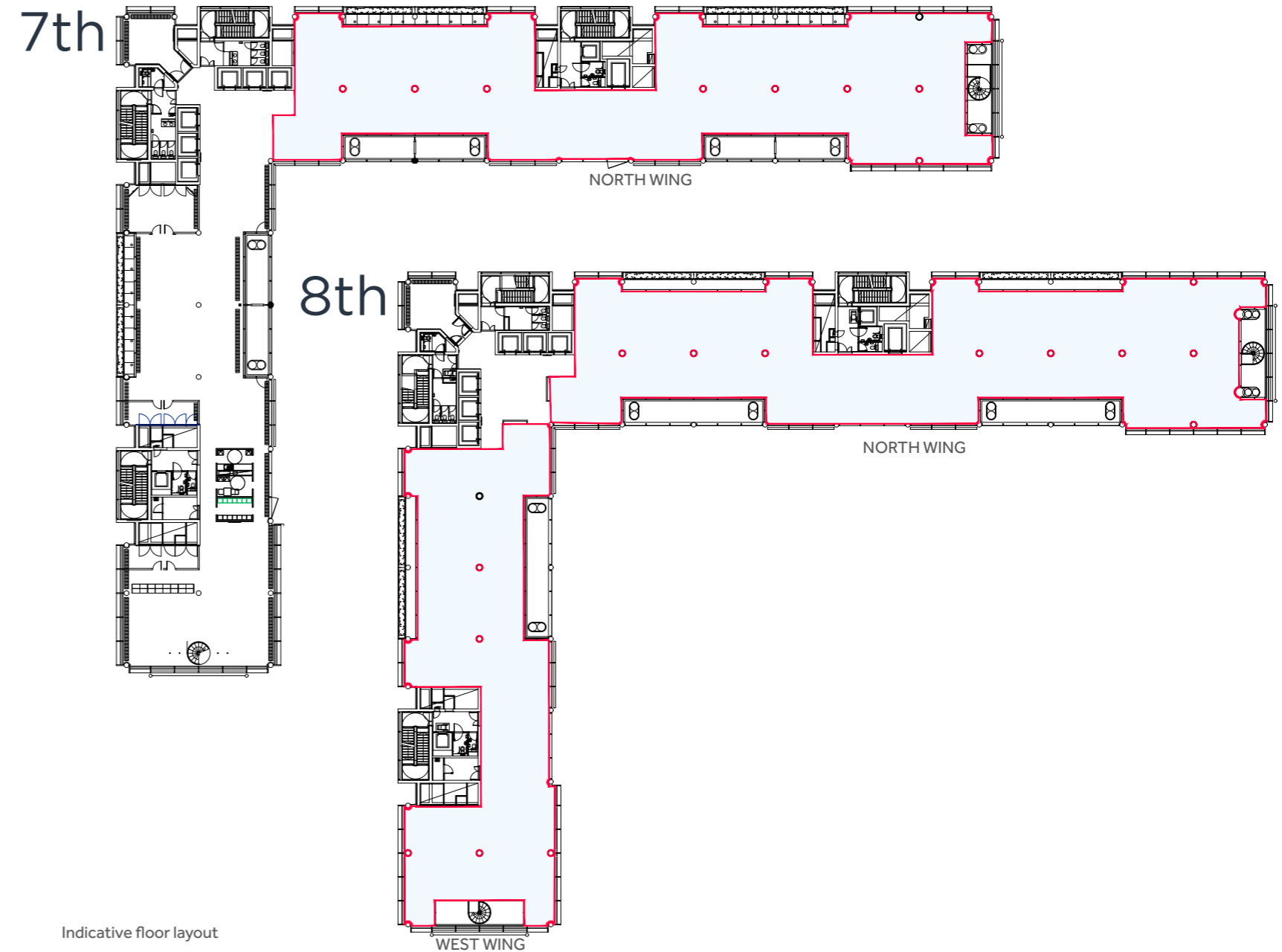
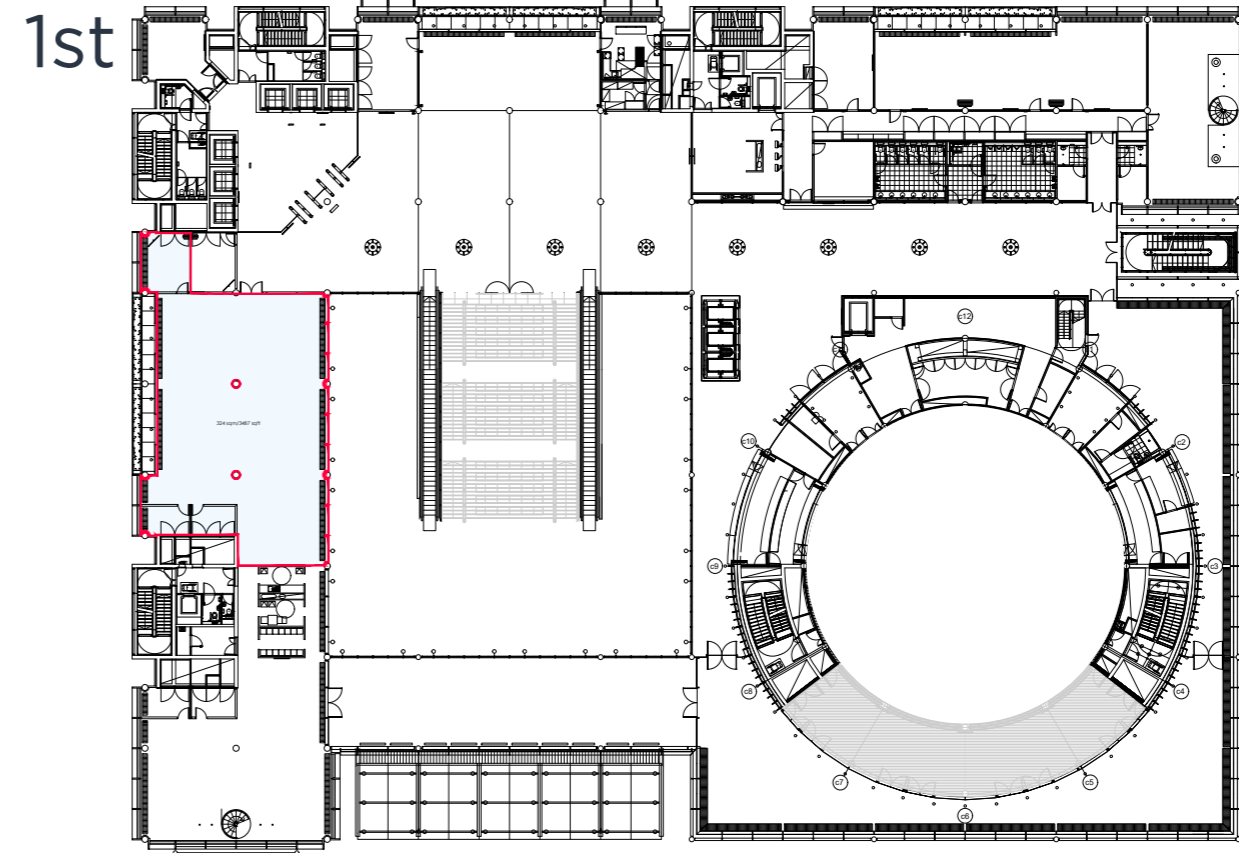
Full raised access floor



Shower facilities

Accommodation

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



Indicative floor layout

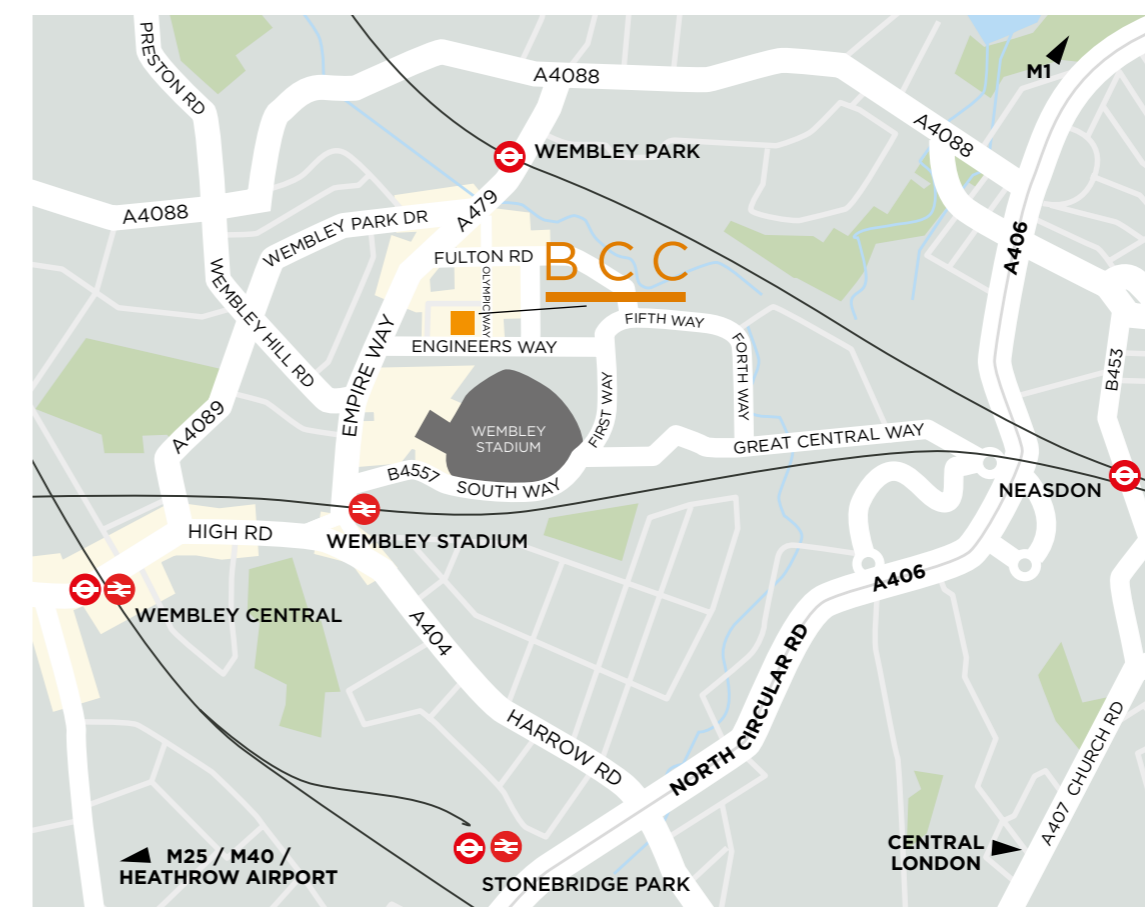
Strategically located to meet the demands of occupiers

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 outlets are both within a short walk. Wembley Stadium is home to England's national football teams and hosts a variety of other large events.



Travel Times



Road	
A406	2 miles
A40	3 miles
M1 (J1)	4.5 miles
Central London	9 miles
M25 (J23)	16.6 miles



Rail	
London Baker St	13 mins
London Marylebone	13 mins
High Wycombe	33 mins
Birmingham New St	142 mins



Air	
London Heathrow	13 miles
London City	25 miles
Gatwick Airport	58 miles

An abundance of retailers, bars, restaurants and hotels

● Retailers

- 01 Lidl
- 02 Sainsbury's Local
- 03 Amazon Fresh
- 04 Tesco Express
- 05 Co-Op
- 06 Currys
- 07 London Designer Outlet
- 08 Sports Direct

● Cafés

- 01 Starbucks
- 02 Subway
- 03 Costa Coffee
- 04 Black Sheep Coffee
- 05 Warrens Bakery
- 06 Pret A Manger

● Bars & Restaurant

- 01 Mezze Grill
- 02 Stadium Sports Bar
- 03 McDonalds
- 04 Boxpark
- 05 Bread Ahead Bakery
- 06 Haute Dolci
- 07 Pasta Remoli
- 08 TGI Fridays
- 09 Masalchi
- 10 The White Horse
- 11 Estadio Lounge

● Residential

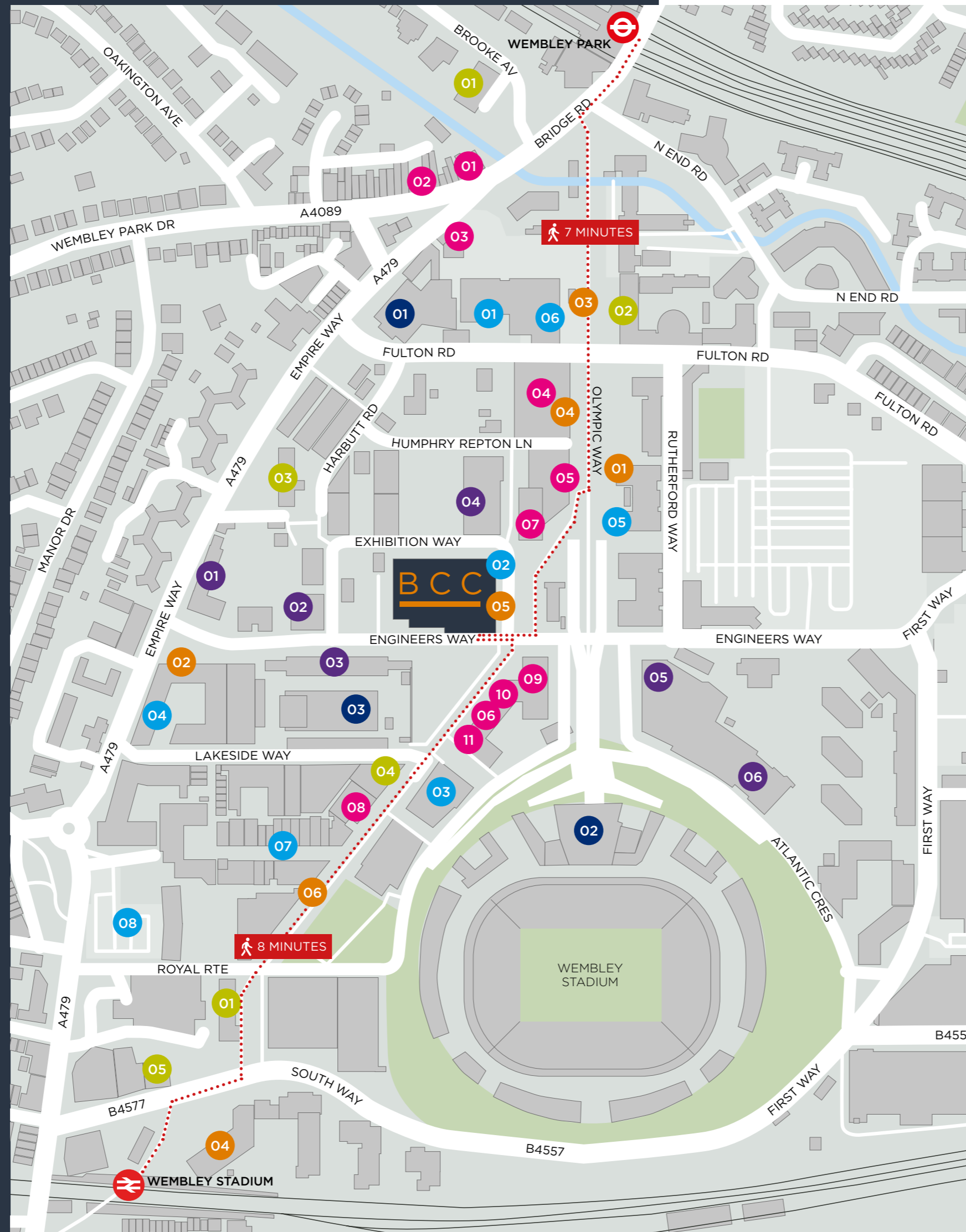
- 01 Maple House
- 02 Quintain Living - Dakota
- 03 North West Village
- 04 Belcanto Apartments
- 05 Quintain Living - Madison
- 06 Lexington

● Hotels

- 01 Premier Inn
- 02 Hotel Novotel London
- 03 Wembley International
- 04 Hilton London
- 05 Ibis London

● Theatre and Venues

- 01 Troubadour Wembley Park
- 02 Wembley Stadium
- 03 The SSE Arena



BrentCivicCentre.co.uk

TERMS

Available by way of a new lease direct from the landlord.

EPC

Epc rating A(22).

VIEWING

Strictly by appointment through agents VDBM.

VDBM
Chartered Surveyors
01923 845222

Toby Woodward

01923 845221
toby.woodward@vdbm.co.uk

Disclaimer: Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as the correctness of each statement in these particulars. All measurements are approximate and the particulars do not constitute or form any part of any offer or contract.