



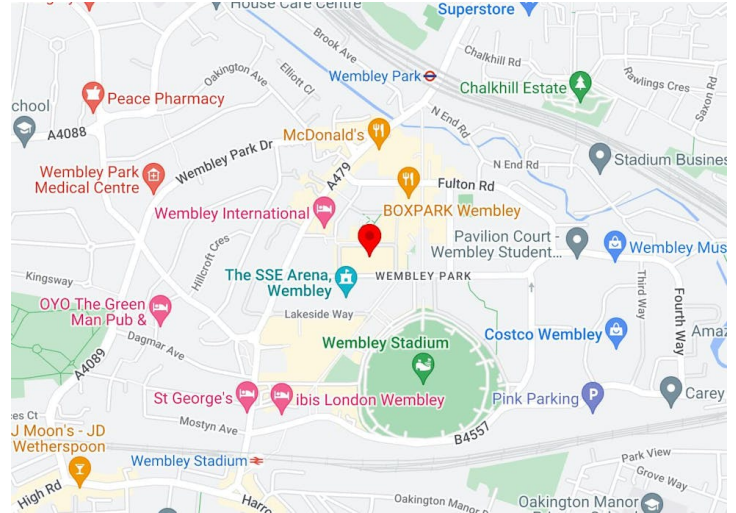
A landmark sustainable headquarters adjacent to Wembley Stadium with amazing transport links.

- Sustainable building
- Fully furnished

Brent Civic Centre

Engineers Way, Wembley, HA9 0FJ

**AVISON
YOUNG**



Summary

Available Size	9,278 to 18,639 sq ft / 861.95 to 1,731.62 sq m
Rent	£32.50 per sq ft
Rates Payable	£9.04 per sq ft
Service Charge	£6 per sq ft Subject to annual increases in line with RPI
Car Parking	Secure basement car parking by agreement
EPC	A (22)

Location

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.

Property Highlights

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th - North Wing	9,361	869.67	Available
7th - North Wing	9,278	861.95	Available
Total	18,639	1,731.62	

Amenities & Specifications

- _ BREEM Rating: Outstanding
- _ EV Charging Points: Yes
- _ Fitout Concept: CAT A+



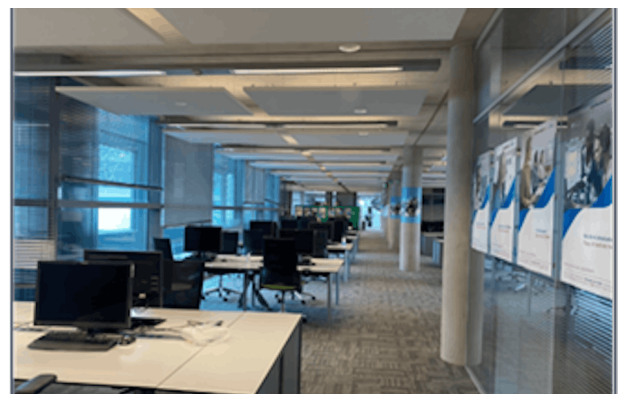
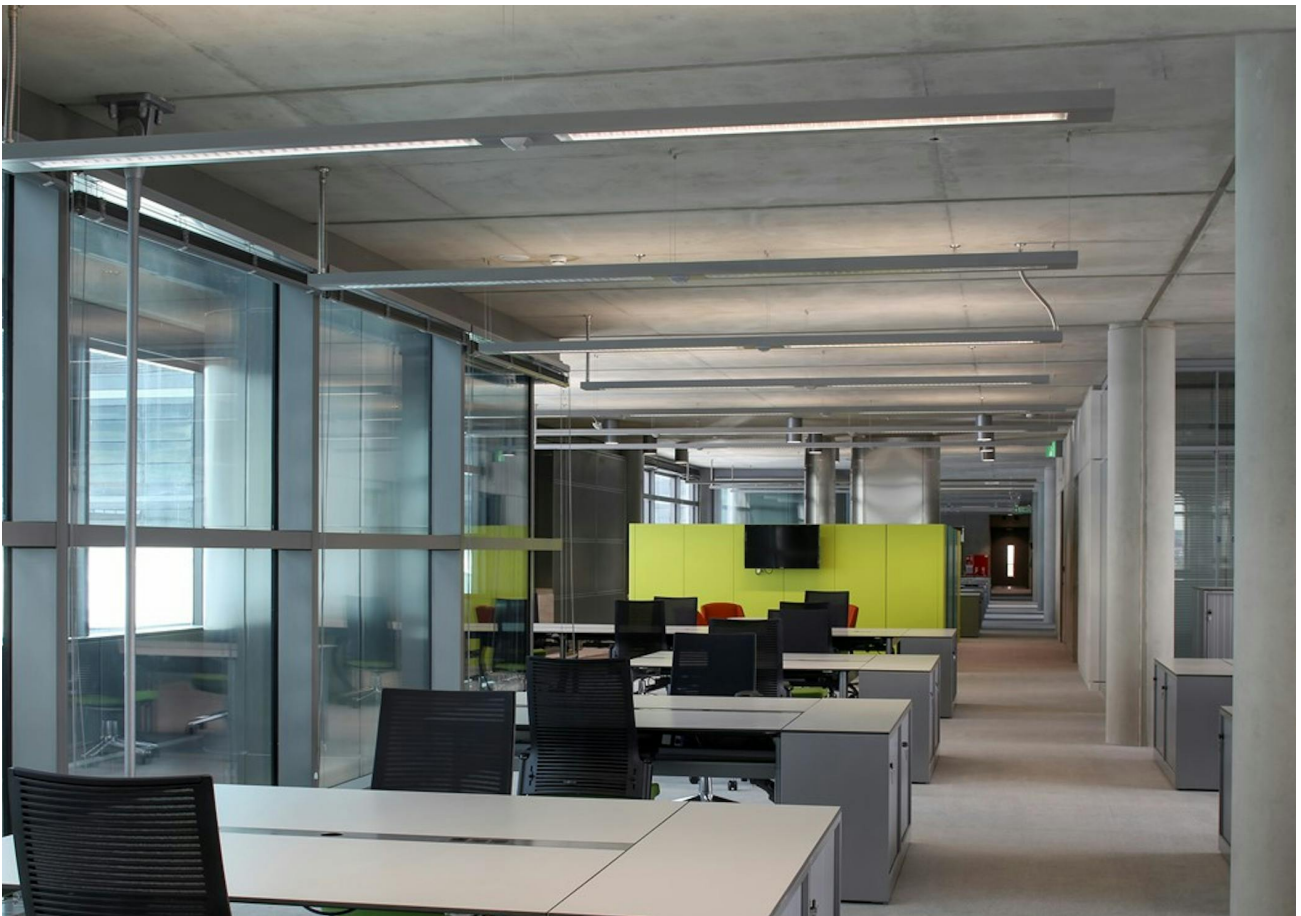
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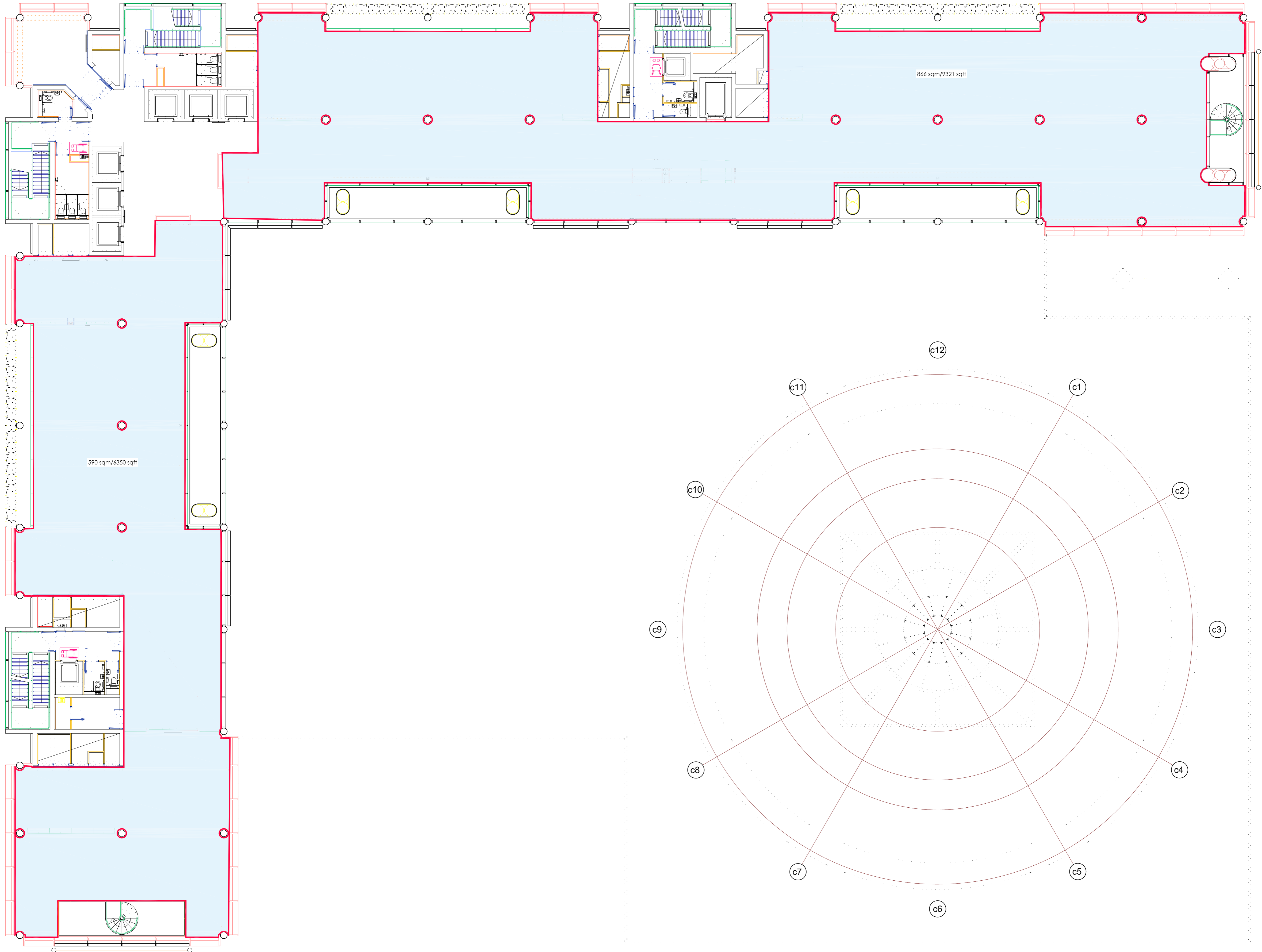
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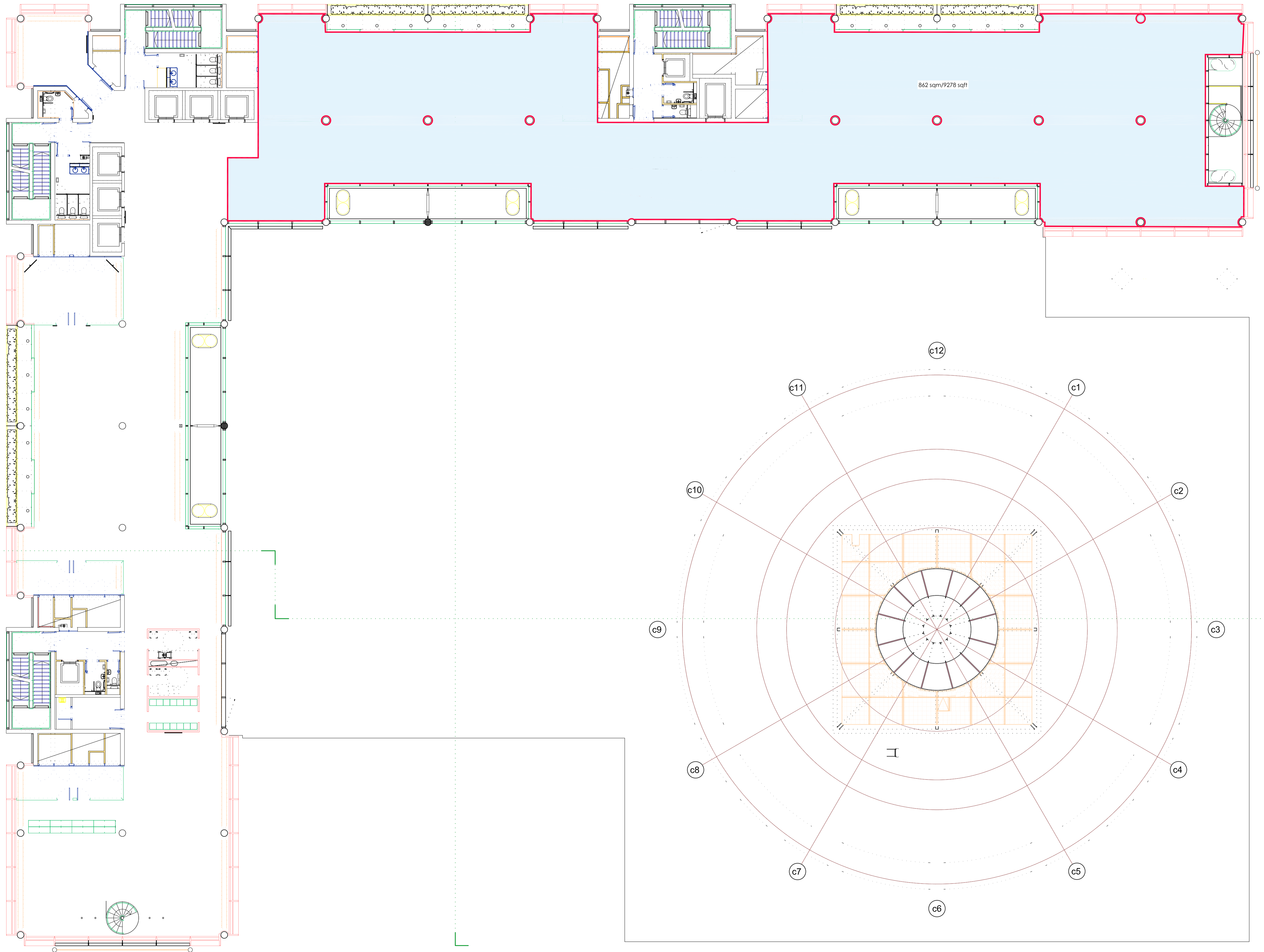
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BRENT CIVIC CENTRE - 8th FLOOR



BRENT CIVIC CENTRE - 7th FLOOR



BRENT CIVIC CENTRE - 1st FLOOR

