



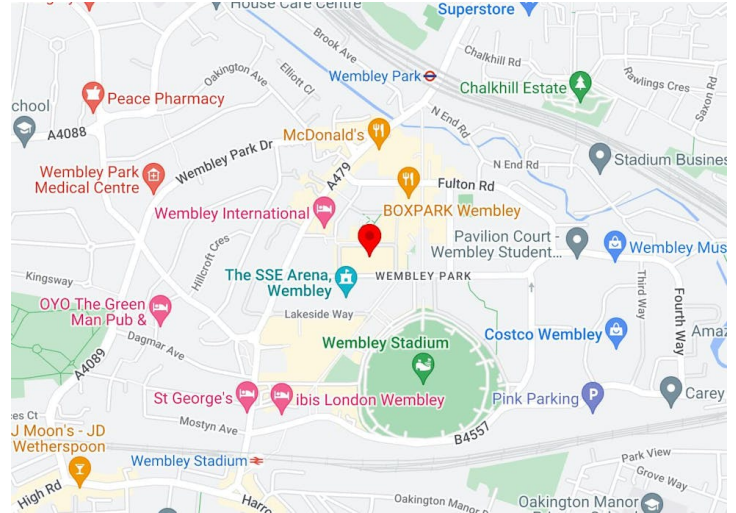
A landmark sustainable headquarters adjacent to Wembley Stadium with amazing transport links.

- Sustainable building
- Fully furnished

# Brent Civic Centre

Engineers Way, Wembley, HA9 0FJ

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## Summary

<b>Available Size</b>	9,270 to 18,591 sq ft / 861.21 to 1,727.16 sq m
<b>Rent</b>	£32.50 per sq ft
<b>Rates Payable</b>	£10.67 per sq ft 2024
<b>Service Charge</b>	£6 per sq ft Subject to annual increases in line with RPI
<b>Car Parking</b>	Secure basement car parking by agreement
<b>EPC</b>	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	9,270	861.21	Available
<b>Total</b>	<b>18,631</b>	<b>1,730.88</b>	

## Amenities & Specifications

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



### Angus Malcolmson

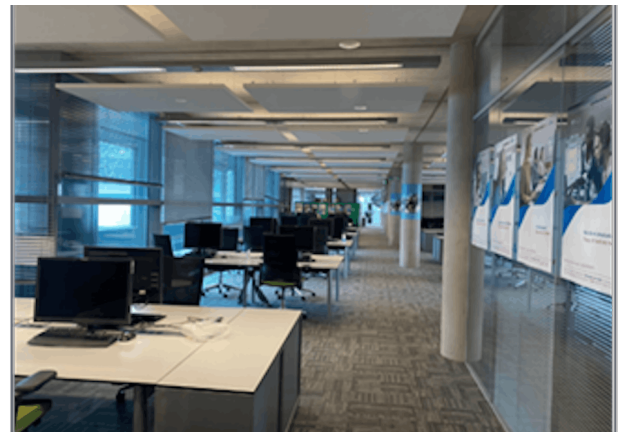
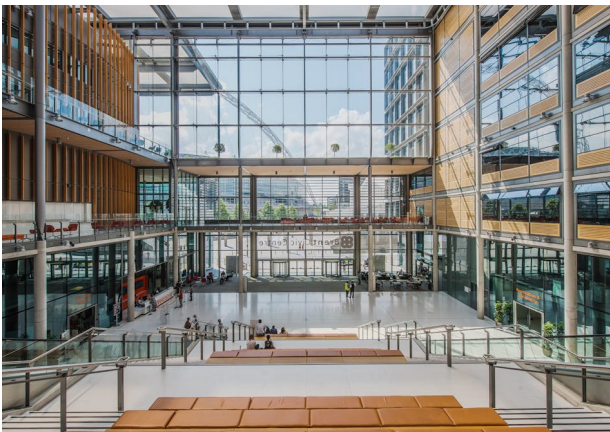
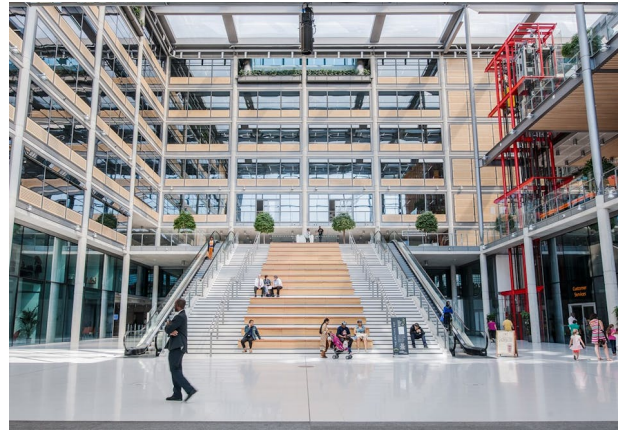
020 7911 2763 | 07836 627 477  
angus.malcolmson@avisonyoung.com



### Harry Bird

+44 758 673 5616  
harry.bird@avisonyoung.com

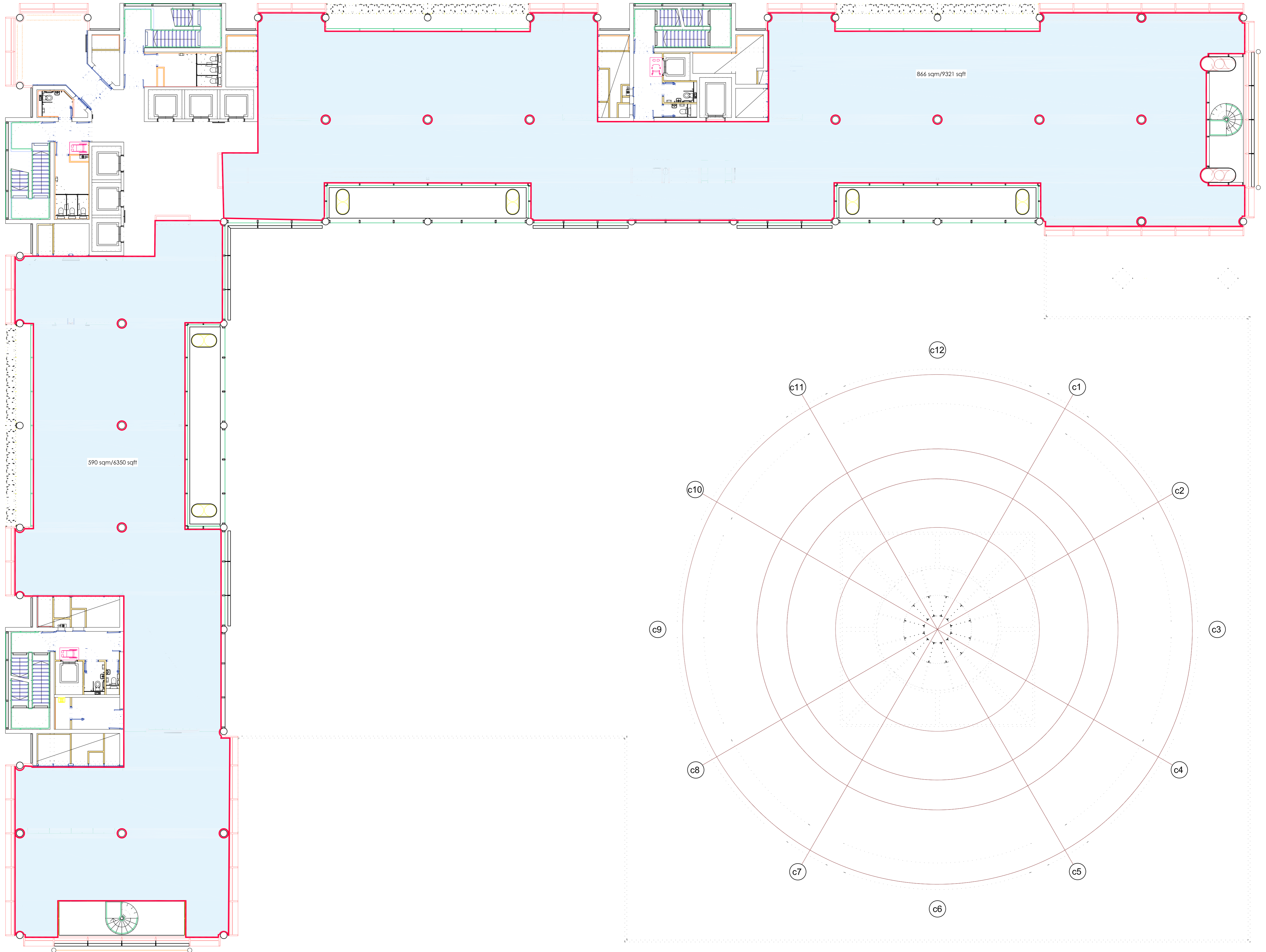




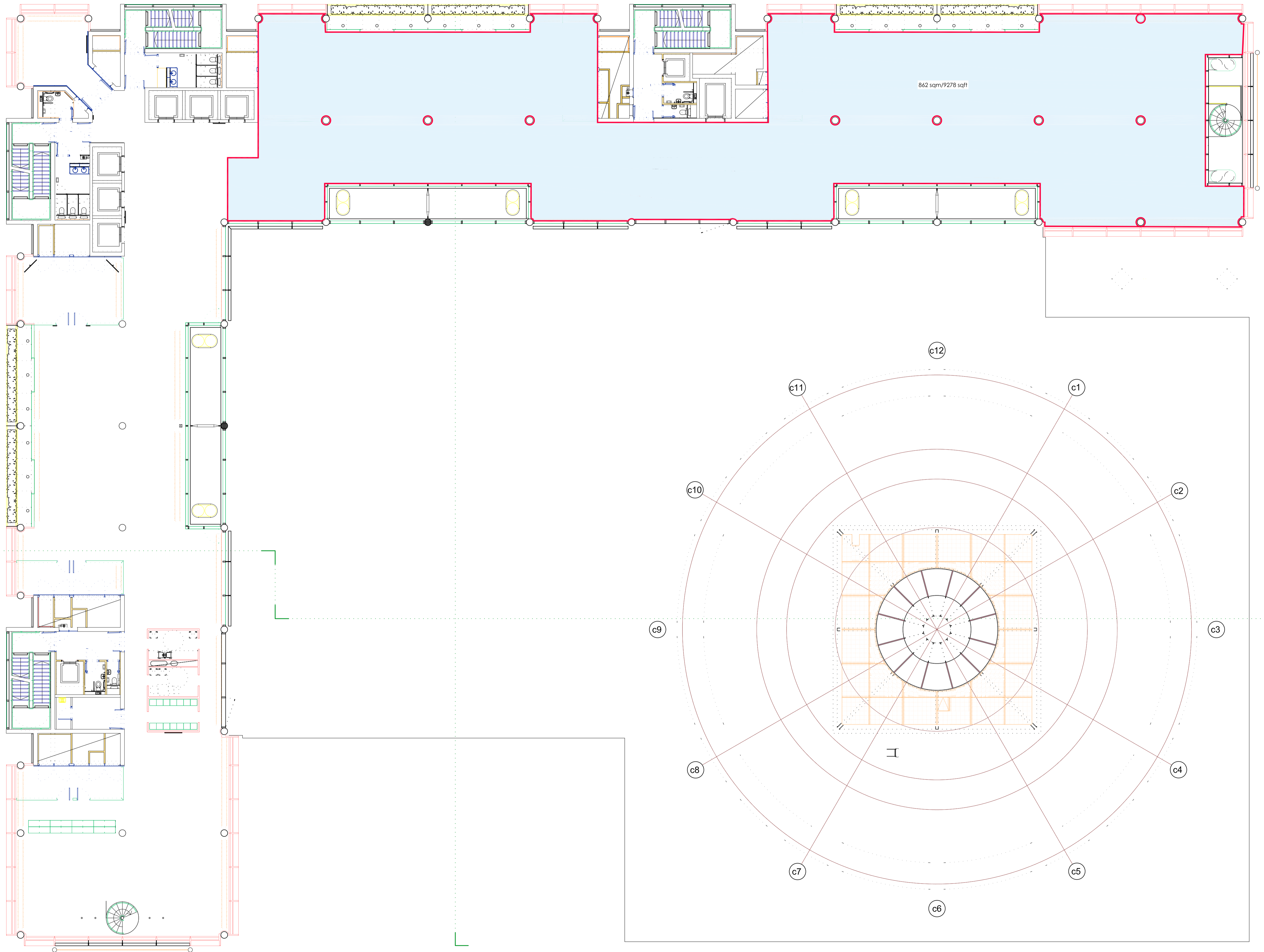
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# BRENT CIVIC CENTRE - 8th FLOOR



# BRENT CIVIC CENTRE - 7th FLOOR



# BRENT CIVIC CENTRE - 1st FLOOR

