



# INDURENT

105, WEMBLEY

374 EALING ROAD, WEMBLEY HA0 1BH  
///DENT.REPLY.TRUCKS

A NEW HIGH QUALITY  
LOGISTICS/DISTRIBUTION DEVELOPMENT IN  
AN ESTABLISHED WEST LONDON LOCATION

INDURENT 105, WEMBLEY:  
105,201 SQ FT (9,773 SQ M)

Available for immediate occupation



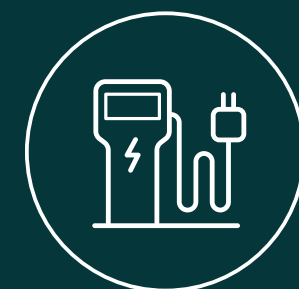
Rated EPC A.



0.5 miles from  
A406/A40  
intersection.



Roof mounted  
solar panels.



EV charging  
points.



TO LET AT JUST  
**£25.00  
PSF**  
\*SUBJECT TO TERMS\*

Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent 105, Wembley is a new logistics/distribution development located in Wembley, West London.

## An ideal location for West London

The site spans 4 acres and consists of a single unit comprising 105,201 sq ft. Indurent 105, Wembley is situated in close proximity to Park Royal (1.5 miles), Europe's largest multi-owned industrial estate and London's primary industrial area.

Park Royal is occupied by a number of international companies and supports 1,700 businesses and employs 43,100 workers across a range of sectors such as food production and distribution, logistics, manufacturing, wholesale, filming studios and automotive.



Warehousing that Works.



# You're well-connected.

Indurent 105, Wembley sits prominently on Ealing Road, within an established industrial zone. Ealing Road then connects directly onto Hanger Lane and the A40 and A406 interchange, which provides advantageous access to West and Central London as well as the M40 and M25. The scheme also benefits from a vast range of amenities and public transport links which are all within walking distance.



**ALPERTON STATION**  
0.5MILES

1

CAR ACCESS

HGV ACCESS

EALING ROAD

A406

**A406/A40**  
INTERSECTION  
0.5MILES

HANGER LANE

## LOCAL OCCUPIERS

- |                           |                           |                       |
|---------------------------|---------------------------|-----------------------|
| 1 ACCESS SELF STORAGE     | 4 BIG YELLOW SELF STORAGE | 7 MCDONALD'S          |
| 2 SAINSBURY'S PETROL STN. | 5 ESSO PETROL STATION     | 8 HOTEL "FOX & GOOSE" |
| 3 PARK ROYAL IND. ESTATE  | 6 ALPERTON SPORTS GROUND  | 9 WICKES              |



FITNESS



HOTELS



SUPERMARKETS



FUEL STATIONS

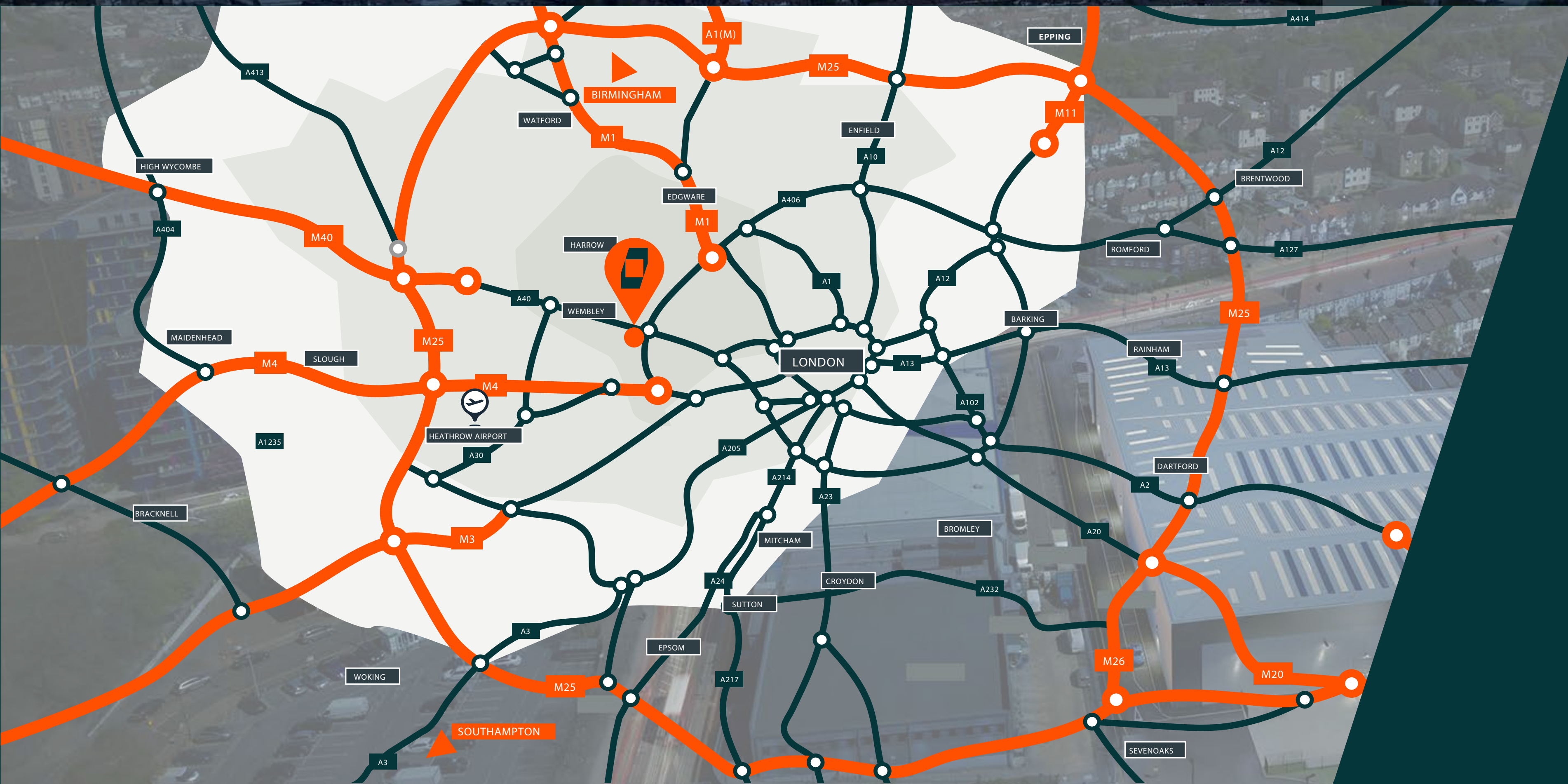


RESTAURANTS




Warehousing that Works.

# You're well-connected – regional.

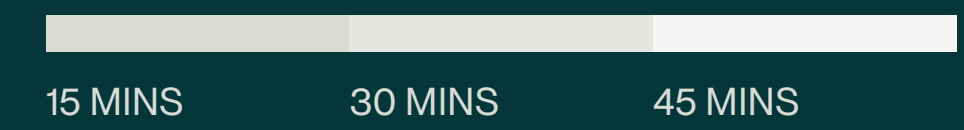


PLACES	DISTANCE	JOURNEY 
NORTH CIRCULAR	0.5 MILES	6 MINS
M4	3.5 MILES	13 MINS
M1	5 MILES	11 MINS
WEST END	9.5 MILES	32 MINS
CENTRAL LONDON	10 MILES	32 MINS
M25	15 MILES	30 MINS

AIRPORTS	DISTANCE	JOURNEY 
HEATHROW	11 MILES	25 MINS
LUTON	31 MILES	38 MINS
STANSTED	43 MILES	1HR 3MINS
GATWICK	55 MILES	60 MINS

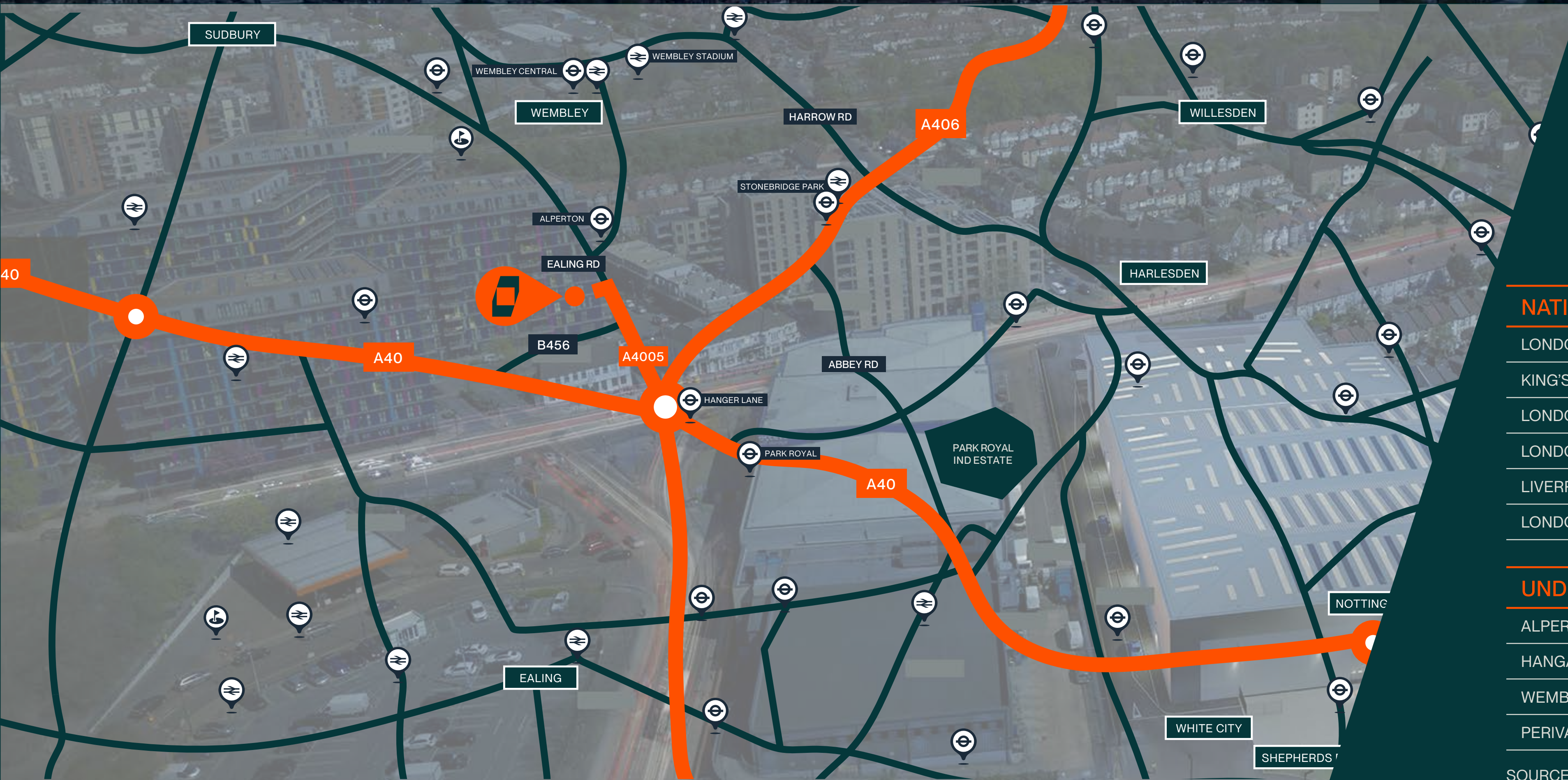
SOURCE: RAC.CO.UK/ROUTE-PLANNER

## DRIVE TIMES




Warehousing that Works.

# You're well-connected – local.



NATIONAL RAIL	DISTANCE	JOURNEY 
LONDON PADDINGTON	6.5 MILES	19 MINS
KING'S CROSS ST. PANCRAS	8.75 MILES	30 MINS
LONDON VICTORIA	9.5 MILES	31 MINS
LONDON WATERLOO	10 MILES	36 MINS
LIVERPOOL STREET	11 MILES	40 MINS
LONDON BRIDGE	11.5 MILES	45 MINS

UNDERGROUND	DISTANCE	JOURNEY 
ALPERTON (PICCADILLY LINE)	0.5 MILES	10 MINS
HANGAR LANE (CENTRAL LINE)	0.6 MILES	13 MINS
WEMBLEY (BAKERLOO)	1.4 MILES	29 MINS
PERIVALE (CENTRAL LINE)	1.6 MILES	31 MINS

SOURCE: [RAC.CO.UK/ROUTE-PLANNER](http://RAC.CO.UK/ROUTE-PLANNER)

# Schedule of accommodation.

INDURENT 105, WEMBLEY	
WAREHOUSE	90,322 SQ FT (8,391 SQ M)
OFFICES	14,879 SQ FT (1,382 SQ M)
<b>TOTAL</b>	<b>105,201 SQ FT (9,773 SQ M)</b>
YARD DEPTH	35M
CLEAR INTERNAL HEIGHT	12M
LEVEL LOADING DOCKS	4
DOCK LOADING DOORS	4
FLOOR LOADING	50 kN/SQ M
CAR PARKING SPACES	52
ELECTRIC CAR CHARGING POINTS	16
POWER	810 kVA

All floor areas are approximate gross external areas.

## WAREHOUSE



BREEAM  
'Excellent'



EPC  
A rated



50 kN/SQ M  
floor loading



15% roof  
lights

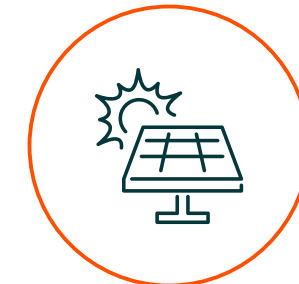
## EXTERNAL



Unrestricted access



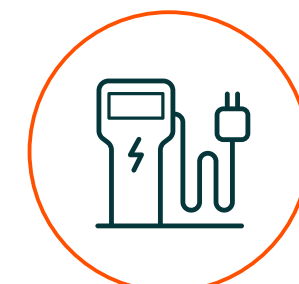
Secured entrances  
independent gates



Roof mounted  
solar panels



35m  
Yard depth

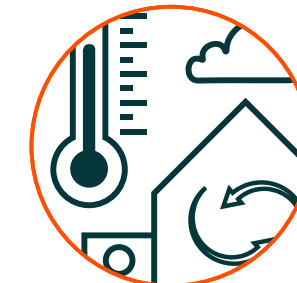


EV car  
charging

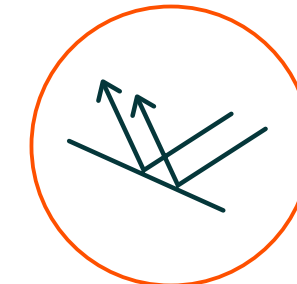
## OFFICES



LED lighting with  
smart control



VRF heating and  
comfort cooling



Glazed  
HQ reception



Enhanced specification  
first floor offices and  
reception areas



# Indurent 105, Wembley.



Siteplan is indicative.



Warehousing that Works.

# Sustainability.



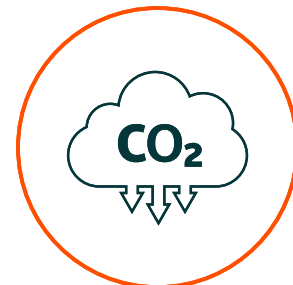
**BREEAM UK New Construction 2018 (Shell & Core)**  
 'Excellent' rating



**Energy Performance Certificate**  
 A rating for excellent energy performance



**Natural Light**  
 Optimised use of natural light with 15% roof lights and excellent office visibility



**Renewable Technologies**  
 Solar PVs and air source heat pumps provide reduced energy consumption and CO<sub>2</sub> emissions



**Responsible Sourcing**  
 Assured construction materials with low environmental, economic and social impact



**Electric Vehicle Charging**  
 16 charging points provided with provision for to future-proof occupier fleet requirements



**Water Regulation Technologies**  
 Efficient sanitary-ware with low flow rates to reduce water consumption



**Sustainable Materials**  
 Reduce energy consumption and environmental impact over the life cycle of the building



**Bicycle Spaces**  
 Ample spaces in covered shelters encourages environmental travel



**Enhanced Cladding**  
 Delivering superior energy performance to reduce running costs



**Energy Metering Technology**  
 Allows occupiers to pro-actively manage their energy consumption



**Led Lighting**  
 Enables 75% less energy consumption and 25 times more durability than incandescent lighting

## BREEAM 'EXCELLENT':

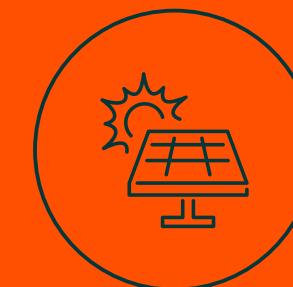


\*WATER - 55% SAVING



\*ENERGY - 26% SAVING

## PHOTOVOLTAICS:



- 84 tonnes CO<sub>2</sub> emissions avoided per annum
- Will generate 178,512 kwh per annum
- £35,538 annual energy cost savings

## ELECTRICITY COST SAVINGS:

	SIZE	COST PER MONTH	COST PER ANNUM
INDURENT 105, WEMBLEY	105,201 SQ FT (8,391 SQ M)	£10,051	£120,616
20 YEAR OLD FACILITY	105,201 SQ FT	£20,319	£243,836
<b>COST SAVING £</b>	-	£10,268	£123,220

**COST SAVING 51%**



Warehousing that Works.



**EDWARD SIBLEY**

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