

# TO LET - INVESTMENT

ZEPHANIAH HOUSE, HIGH ROAD, WEMBLEY HA9 8AB



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# KEY FEATURES

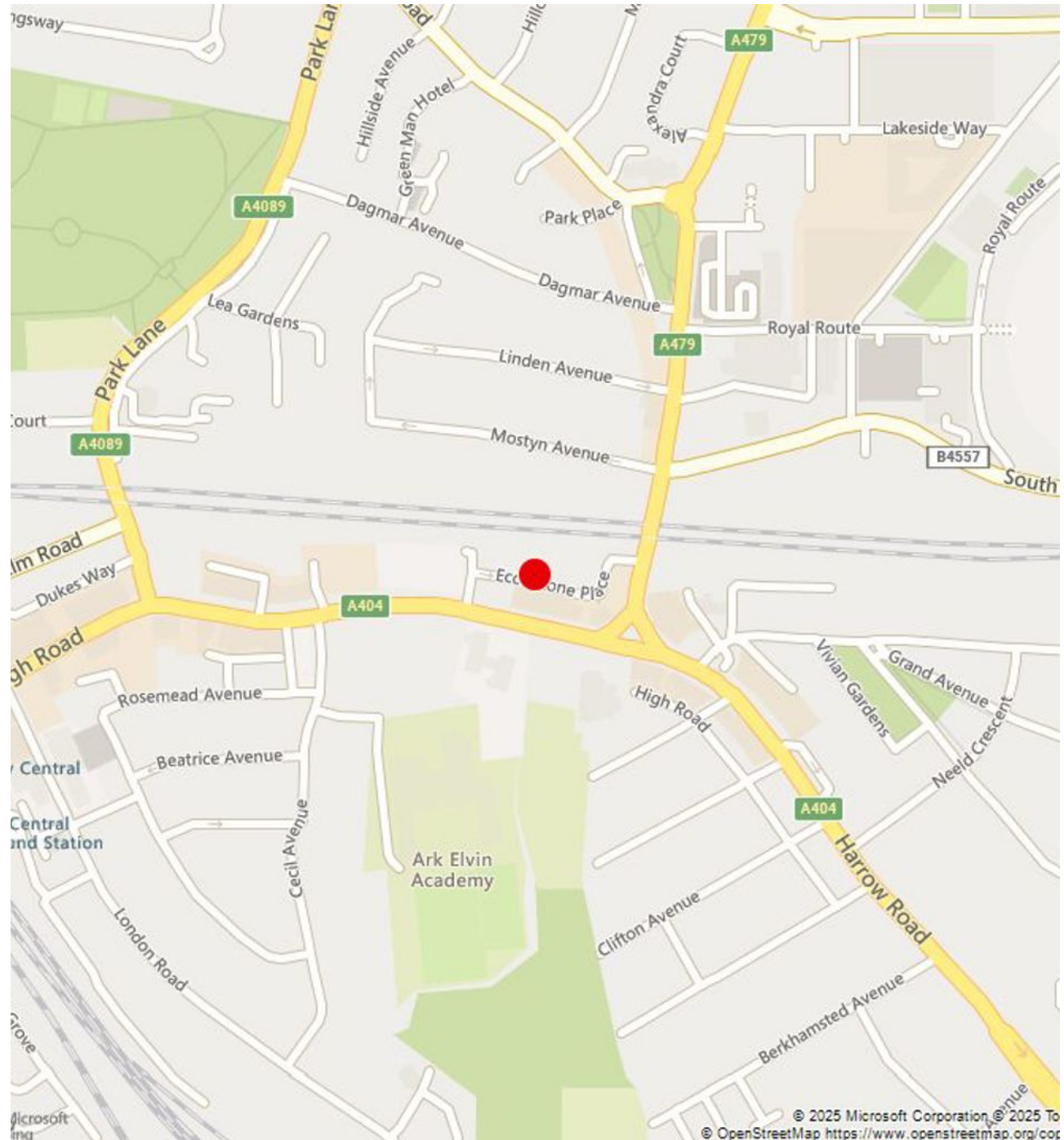
- NEW DEVELOPMENT - AVAILABLE 2026
- RETAIL / LEISURE / MEDICAL USES
- HIGH ROAD LOCATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO WEMBLEY STADIUM COMPLEX
- GROUND FLOOR AND BASEMENT

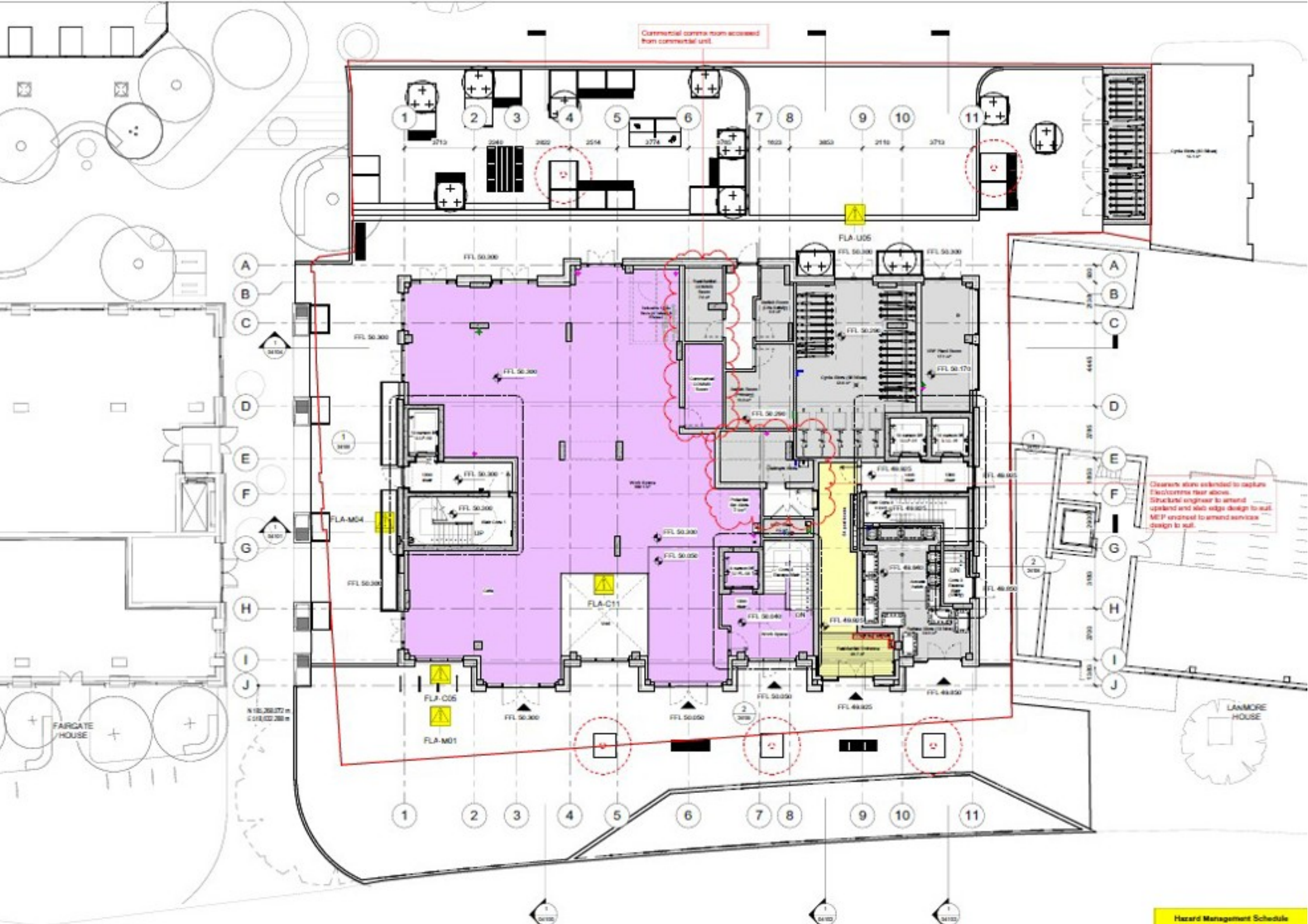
# LOCATION

Situated in the heart of Wembley on the vibrant High Road, the property enjoys a prime location surrounded by a mix of established retailers, eateries, and community amenities.

The area benefits from excellent transport links, with Wembley Central Station just a short walk away, providing easy access to Central London and beyond via the London Overground and Bakerloo Line.

High pedestrian footfall and strong local demographics make this a highly attractive location for businesses looking to tap into one of North West London's most active and diverse commercial corridors.





Commercial control room accessed from communal unit.

Clearance above extended to capture Electromech floor above. Structural engineer to amend upland and slab edge design to suit. MEP engineer to amend services design to suit.

N 192,260.077 m  
E 218,022.288 m

FARGATE HOUSE

LANMORE HOUSE

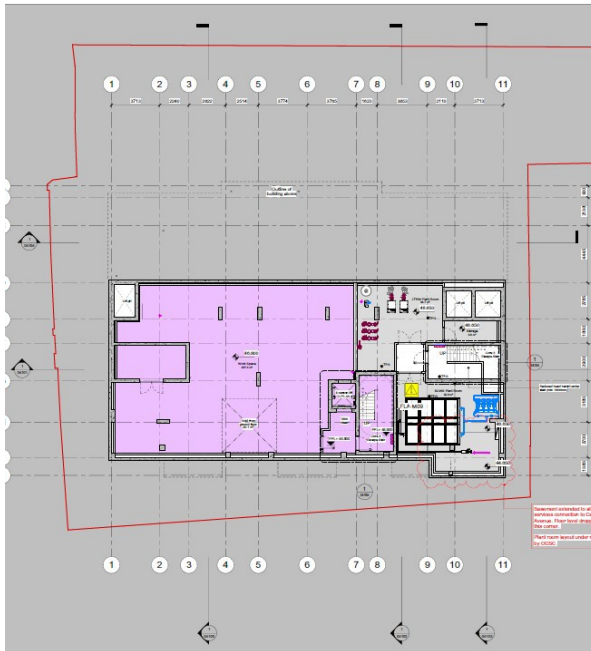


## DESCRIPTION

New space currently under construction offering an excellent opportunity for a retailer, medical practice or gym operator to reserve space at an early stage. The property will be completed to a shell finish.

The space is split between ground floor and basement with the potential for a lift to be installed. Plans and further details available upon application.

The space could potentially be divided but our client's preference is for a single occupier.



## BUSINESS RATES

The property is yet to be assessed for rating purposes.

ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	3,326	308.99	
BASEMENT	2,236	207.72	

## EPC

An energy performance certificate (EPC) is available upon completion.

## RENT

£177,500 per annum exclusive

## TERMS

To be let on a full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

## VIEWING

