

Wembley, London HA9

Unit 3A, 1 Olympic Way

Class E Opportunity



Location

The subject property is situated just off Olympic Way (nicknamed Wembley Way), a 5 minute walk from Wembley Stadium and adjacent to Wembley Park Underground Station.

Located adjacent to **Yi Fang**, other nearby retailers include **Black Sheep Coffee**, **BOXPARK**, **JD Sports**, **Currys** and **McDonald's**.

Demise

The property is arranged over ground floor only, comprising the following approximate dimensions and net internal floor areas:

Ground Floor	2,310 sq ft	216 sq m
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Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews, to be contracted outside the Landlord & Tenant Act 1954.

Rent

£55,000 per annum exclusive

Rates

Rateable Value	To be assessed
Rates Payable	To be assessed

Interested parties are advised to make their own enquiries to Brent Council on 020 8937 1234.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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UNIT 3A 1 Olympic Way, Wembley

- 1 Black Sheep Coffee
- 2 Yi Fang
- 3 Bread Ahead
- 4 JD Sports
- 5 Lidl
- 6 McDonalds
- 7 Currys
- 8 Box Park
- 9 Troubadour Theatre
- 10 Unite Students – Olympic Way
- 11 Sainsbury's
- 12 Masalchi by Atul Kochar
- 13 The White Horse (Fullers)
- 14 Haute Dolci
- 15 OVO Arena
- 16 UCFB Wembley Campus
- 17 Hilton Wembley
- 18 Novotel Wembley
- 19 ITSU
- 20 Amazon Fresh
- 21 iQ Student Accommodation
- 22 Starbucks
- 23 Brent Civic Centre

