

# RETAIL/LEISURE/MEDICAL/EDUCATIONAL

ZEPHANIAH HOUSE, HIGH ROAD, WEMBLEY HA9 6AR

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# KEY FEATURES

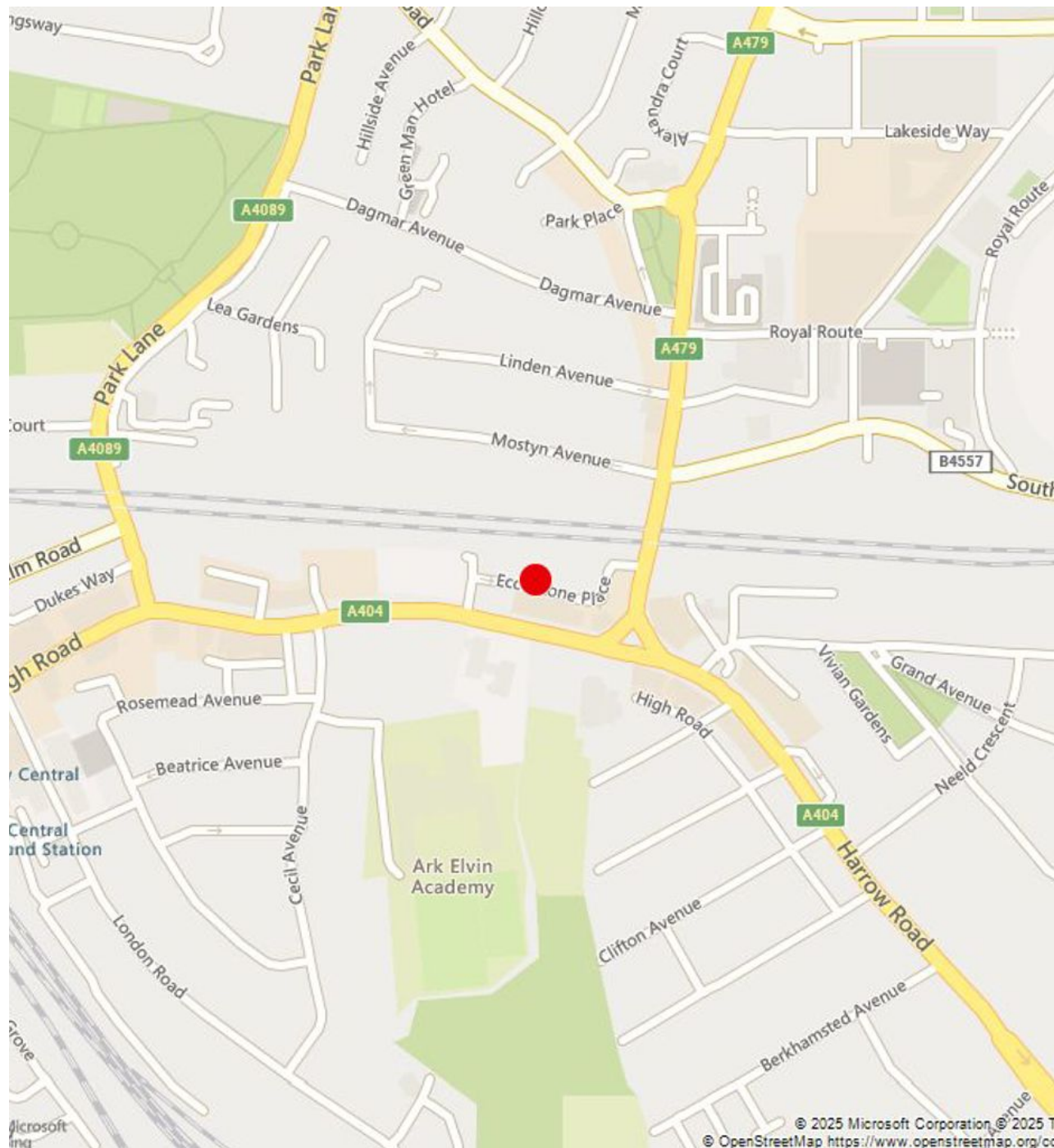
- NEW DEVELOPMENT - AVAILABLE 2026
- RETAIL / LEISURE / MEDICAL USES
- HIGH ROAD LOCATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO WEMBLEY STADIUM COMPLEX
- AVAILABLE FOR SALE ON LONG LEASEHOLD

# 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.





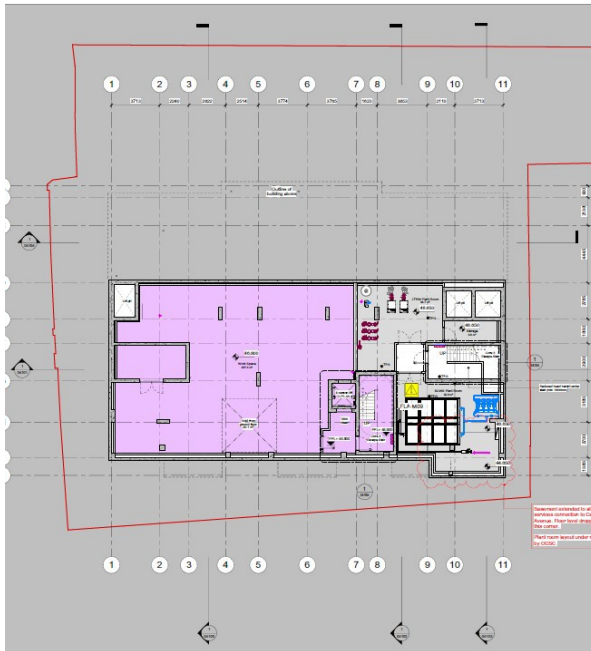


## DESCRIPTION

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	4,036	374.94	
BASEMENT	2,368	219.99	
TOTAL	6,404	594.93	

## EPC

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

## RENT

£232,500 per annum exclusive.  
Long leasehold sale will be considered. Details on application.

## 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

Strictly by appointment through VDBM.  
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# VDBM

Chartered Surveyors



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