TO LET



Fourth Way, Unit 1, Fourth Way, Wembley, HA9 0LH

Newly Refurbished unit - Available September 2026

Tenure	To Let
Available Size	13,336 sq ft / 1,238.95 sq m
Business Rates	N/A
EPC Rating	Upon enquiry

- Secure Yard
- 2 Level Access Loading Doors
- First Floor Offices
- 21-25m Yard Depth
- 5.8m Eaves

Description

13,336 sq ft warehouse undergoing refurbishment to a modern standard. The unit is of two-bay steel portal frame construction, with a minimum clear internal eaves height of 5.8m. To the rear, a large secure yard of 21–25m provides generous loading space, with two automatic roller shutter doors allowing efficient access. A mezzanine within the warehouse connects directly to the office accommodation, offering additional flexible space for a range of uses.

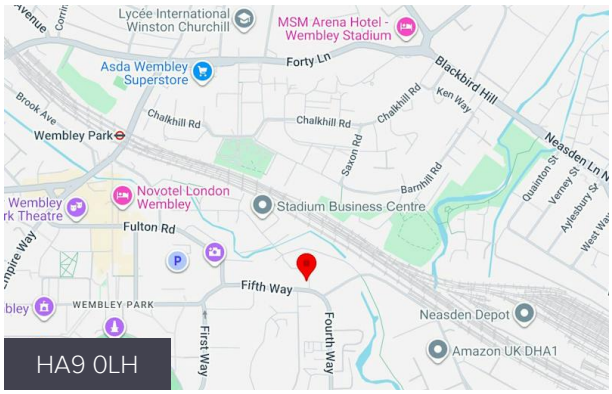
Location

Fourth Way occupies a premier position at the intersection of the A406 and J1 M1, perfectly bridging the gap between London and the UK's Innovation Arc. This unparalleled connectivity places 90% of the UK population within a four-hour drive, cementing its status as one of the nation's most strategic logistics hubs.

The location is a proven destination for global leaders. Amazon, Costco, IKEA, Tesco, Selco, Screwfix and ASDA have already established a significant presence here, drawn by the rare combination of rapid motorway access and a deep local labour pool.

Fourth Way carries this momentum forward, offering a next-generation specification tailored to modern operational demands.





Viewing & Further Information

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