

FULTON & FIFTH
WEMBLEY

FULTON ROAD, WEMBLEY

FLEXIBLE MULTIPURPOSE COMMERCIAL SPACES

Whether it is Retail, Food & Beverage, Leisure or Industrial we have space to suit your business' needs.

8 commercial spaces available to lease or purchase, ranging from **1,108.69sqft (103.00sqm)** to **18,729.36sqft (1,740.00sqm)**



THIS IS FULTON & FIFTH

Set alongside the meandering Wealdstone Brook in Wembley Park, Fulton & Fifth is a neighbourhood like no other.

Over 850 new homes spread over five apartment blocks, that sit amongst landscaped gardens, paved walkways and a new green waterside park – with a series of cafés, shops and workspaces providing a home to local creatives, artisans and independent businesses.

8 commercial spaces available to lease or purchase, ranging from 1,108.69sqft (103.00sqm) to 18,729.36sqft (1,740.00sqm).

4 SMALL FLEXIBLE COMMERCIAL SPACES
1 LARGE FLEXIBLE COMMERCIAL SPACE
3 FLEXIBLE RETAIL SPACES

Centered around wellness and eco-mindedness, these blank canvas units can be personalised for your company.

Home to 2.3 acres of new public realm and located moments from several green parks and cycle routes, Fulton & Fifth forms part of Brent's plans for a "green corridor", a new linear park that will run between Seven Acre and Brent River Parks, creating a network of open public spaces.

These newly available units, can accommodate multiple types of uses, and are ideally positioned for us to work with you to achieve your sustainability and wellness credentials.

A HOME TO MEET, CONNECT & DISCOVER.

WEMBLEY A GROWING AND EVOLVING COMMUNITY

Wembley's residential landscape is set to more than double in size over the next two decades.

Future developments focus not only on housing numbers but also on creating complete neighbourhoods — with parks, shops, schools, workspaces, and cultural venues designed to support a thriving, sustainable urban lifestyle.

EXCEPTIONAL LOCAL DEMAND WITH A POPULATION DENSITY
28x THE UK AVERAGE

CIRCA
£70,500
MEDIAN INCOME IN WEMBLEY PARK

PRIME LOCATION

Wembley is undergoing a remarkable transformation - from a historically diverse suburban hub to a modern, thriving, and inclusive urban centre.

Situated at the crossroads of prominent commercial and residential areas, drawing a diverse customer base.

20,616
HOMES ARE EITHER UNDER CONSTRUCTION OR PLANNED

DEMOGRAPHICS ON YOUR SIDE

Approximately **105,000** residents (including areas like Wembley Park, Wembley Central, and Alperton).

This increases to **480,000** within a **15 minute** drive time of the development.

6.1 INCOME AND ECONOMIC GROWTH

DYNAMIC AND EVOLVING ECONOMY

Median household income is steadily rising, reflecting increasing investment and regeneration in the area.

Major residential and commercial developments, particularly around Wembley Park, are drawing higher earners and stimulating local prosperity.





A CANADA GARDENS
Quintain
743 homes

B THE ROBINSON
Quintain
31 homes

C LUNA
Quintain
282 homes

D CANVAS ARTHUR HOUSE
Greystar
77 homes

E MADISON
Quintain
133 homes

F OLYMPIC HOUSE
T.T Group
178 homes
255 hotel rooms

G WEMBLEY PARK GARDENS
Barratt Homes
454 homes

H REPTON GARDENS
Quintain
117 homes

I BELCANTO & PIENNA BUILDINGS
Quintain
323 homes

J EMERALD GARDENS
Quintain
475 homes

K FORUM HOUSE
Quintain
286 homes

L QUADRANT COURT
Quintain
234 homes

M FULTON & FIFTH
Regal
876 homes

N ALPERTON GROWTH AREA
(part of Brent plan)
6,000+ homes

O SOUTH KILBURN REGENERATION
(part of Brent plan)
2,400 homes

YOUR NEW NEIGHBOURHOOD

One of the fastest growing parts of London, Wembley is attracting more and more buyers, renters, businesses and fun seekers every year. At the heart of it all is Wembley Park, a hive of activity and serene green spaces.

LOCAL EATERIES

Serving up street food from across the world, BOXPARK Wembley is the place to sample everything from Japanese ramen and Greek small plates to Chinese steamed buns and vegan fast food.

ENTERTAINMENT

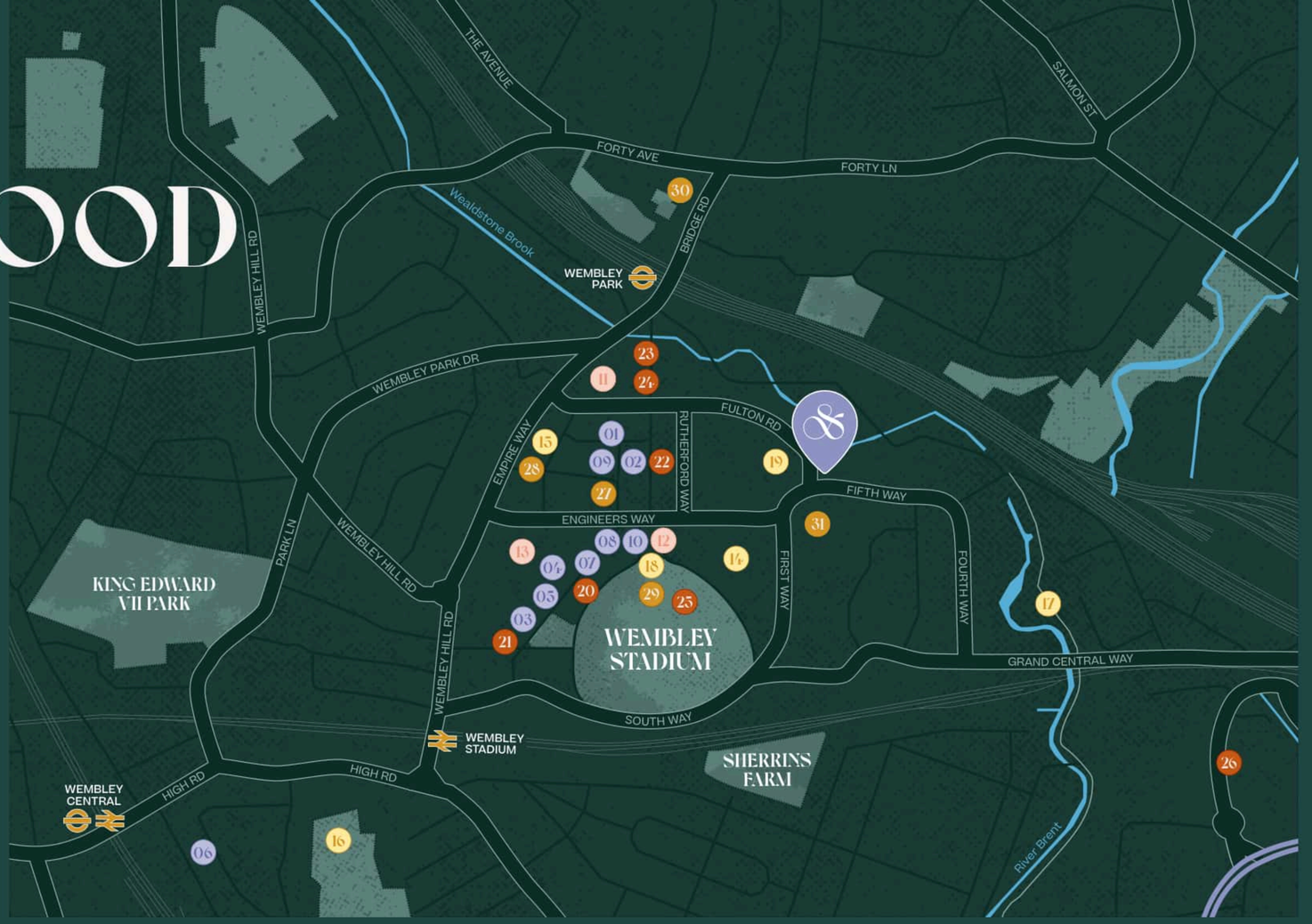
The iconic Wembley Stadium at the heart of Wembley Park plays host to a year-round calendar of live music and events, NFL matches, conferences and, of course, international football.

LEISURE

There's virtual reality gaming at meetspaceVR, the latest blockbusters at Cineworld, and if you're in the mood for a quick round, Pop Golf in BOXPARK Wembley is one of London's top indoor crazy golf spots.



GREEN SPACES RIGHT ON YOUR DOORSTEP



FOOD & BEVERAGE

01 BOXPARK
02 Bread Ahead Bakery
03 Wagamama
04 Sky Bar 9, Hilton
05 Out Of Office Coffee House
06 Malgudi Simply Indian
07 Haute Dolci
08 White Horse Pub
09 Chop-Chop
10 Masalchi by Atul Kochhar

ENTERTAINMENT

11 Troubadour Wembley Park Theatre
12 Wembley Park
13 OVO Arena Wembley

LEISURE

14 Union Park
15 Wembley Leisure Centre
16 Youngs Football Academy
17 River Brent Walking Trail
18 Olympic Way
19 Bubble Planet

SHOPPING

20 Amazon Fresh
21 London Designer Outlet
22 Co-op
23 Stadium Retail Park
24 Lidl
25 Wembley Stadium Store
26 Ikea

EDUCATION

27 Wembley Library
28 UK Business College
29 UCFB Wembley Campus
30 Ark Academy
31 Pavilion Court (Wembley Student Accommodation)

GETTING AROUND

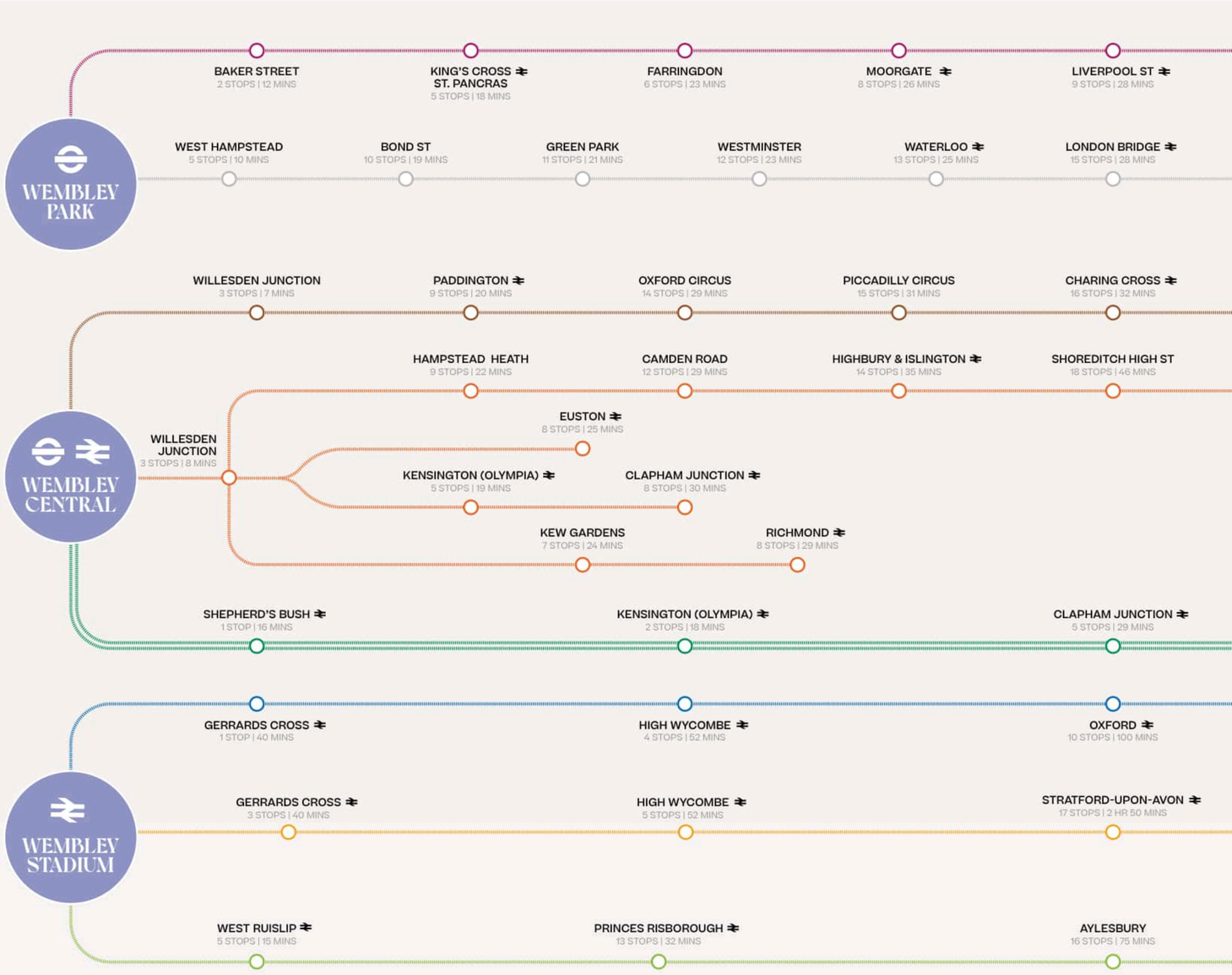
Just a short walk from Fulton & Fifth, Wembley Park Underground Station gives you easy access into central London via the Jubilee and Metropolitan lines.

Meanwhile, Wembley Central gets you straight onto the London Overground, Bakerloo Line and National Rail networks, meaning travel in and out of the city is always quick, easy and hassle-free.

- Metropolitan Line
- Jubilee Line
- Bakerloo Line
- Overground
- Southern Rail
- Chiltern Railways (London Marylebone to Oxford)
- Chiltern Railways (Leamington Spa to Stratford-upon-Avon)
- Chiltern Railways (Princes Risborough to Aylesbury)







Travel times are estimated by the Citymapper App

COMMERCIAL SPACES

SMALL FLEXIBLE COMMERCIAL SPACES

Space name	Area sqft	Area sqm
S-1	2,325.02	216.00
S-2	1,872.94	174.00
S-3	1,302.44	121.00
S-5	2,632.87	220.00
S-6*	7,147.24	664.00
TOTAL	15,280.51	1,395.00

*Space Over Car park (has to be let with one of SIN 2, 3 or 5)

LARGE FLEXIBLE COMMERCIAL SPACE

Space name	Area sqft	Area sqm
L-1	18,729.36	1,740.00
MEZZ-1	11,625.02	1,080.00
MEZZ-2	11,625.02	1,080.00
TOTAL	41,979.40	3,900.00

FLEXIBLE RETAIL SPACES

Space name	Area sqft	Area sqm
R-1	3,067.74	285.00
R-2	1,323.97	123.00
R-3	1,108.69	103.00
TOTAL	5,500.40	511.00

Please see timeline on page 15 for PC dates for all units.



FLEXIBLE RETAIL SPACES (R1 - R3)

ABOUT
Fulton & Fifth offers versatile retail spaces, designed as blank canvases ready to be tailored to reflect your brand and business vision.

LOCATION
Located on the corner of Fulton Road and Fifth Way, the development is a 8 mins walk from Wembley Park Station and 4 mins from Olympic Way. Perfect for commuting and enjoying the local amenities during your lunch break.

GREEN SPACES
Fulton & Fifth is targeting BREEAM excellent. We are creating a new oasis in the heart of Wembley, providing publicly accessible green space along the Wealdstone Brook, Wembley Park. On completion, the development will have over 2.3 acres of new landscaped public realm.

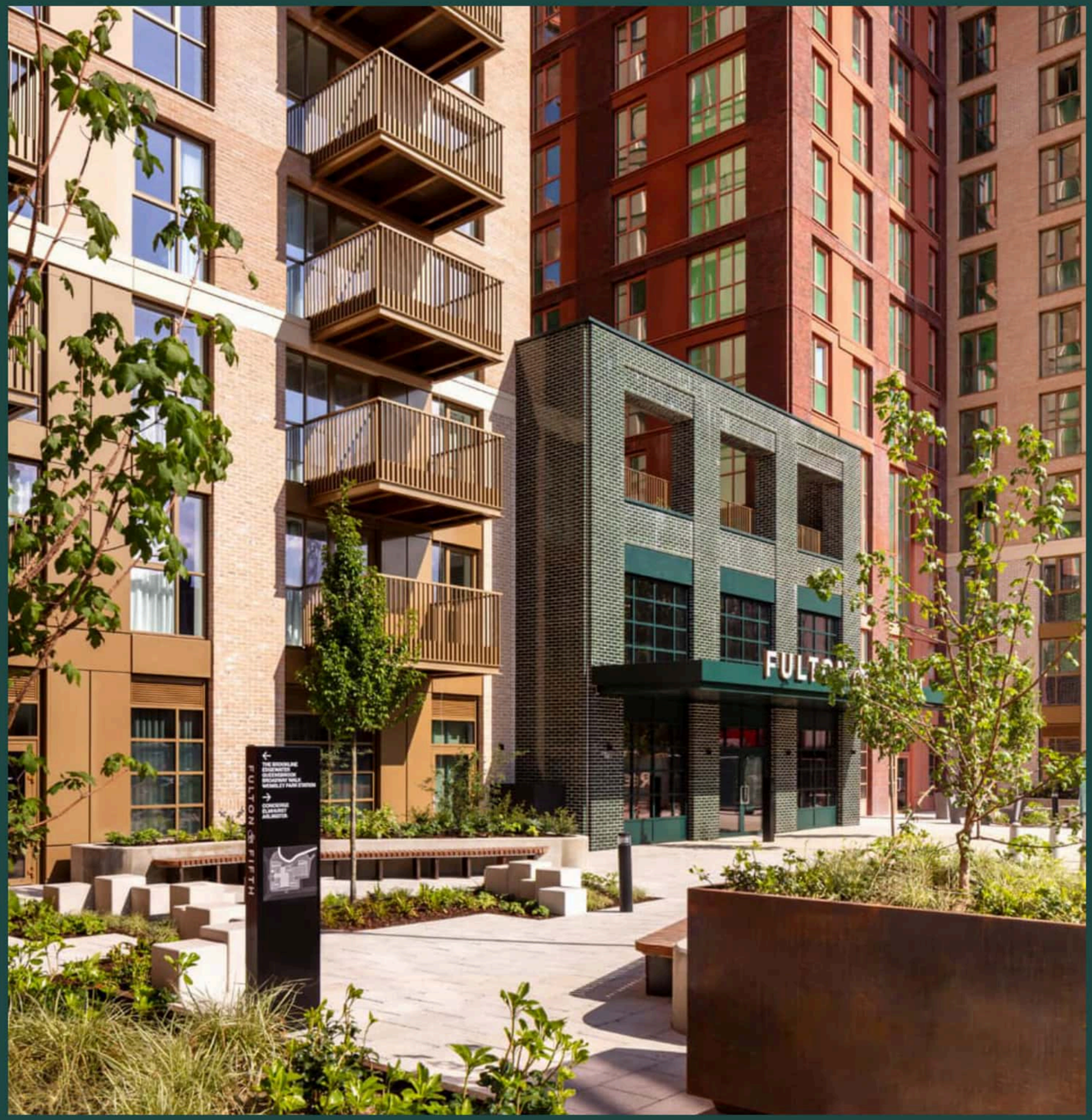
SQFT
The Flexible Retail Spaces comprise of 5,500.40 sqft (511.00sqm) with flexible locations to create the perfect retail space for your business.

Suitable for Retail, Food & Beverage, Fitness, Wellbeing or Light Industrial.

FULTON & FIFTH
Over 850 new homes spread over five apartment blocks, that sit amongst landscaped gardens, paved walkways and a new green corridor, while a series of retail units, shopfronts and workspaces will be home to local creatives, artisans and independent businesses.

These spaces are available to view. Please contact CF Commercial or Levy Real Estate for more information.
Please see page 21.

Further technical information is available on request, including details of utilities and power levels.



FLEXIBLE RETAIL SPACES (R1 - R3)

FLEXIBLE RETAIL SPACES		
Space name	Area sqft	Area sqm
R-1	3,067.74	285.00
R-2	1,323.97	123.00
R-3	1,108.69	103.00
TOTAL	5,500.40	511.00



NORTH ELEVATION



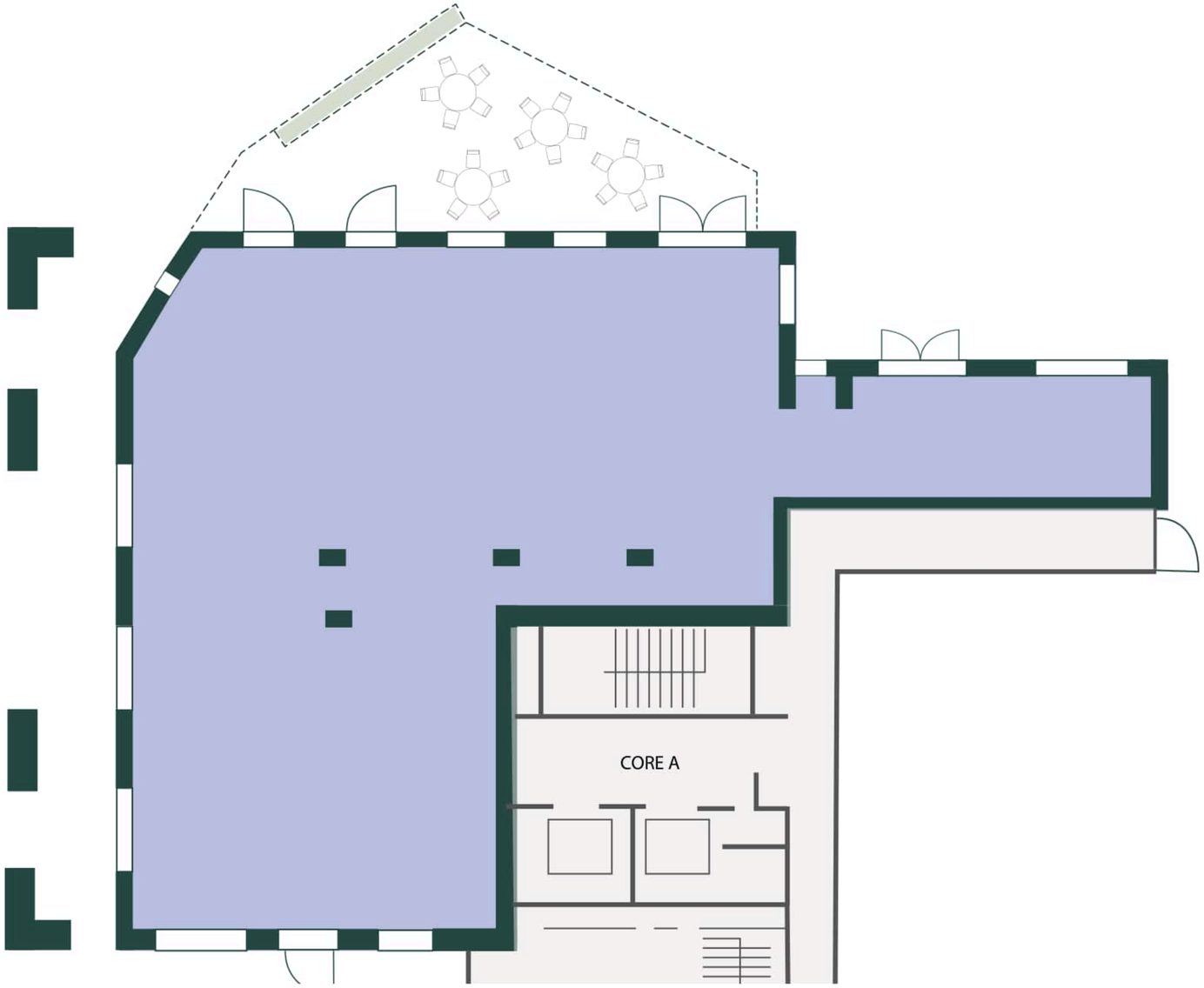
WEST ELEVATION

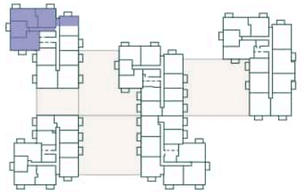


RETAIL 1

FLEXIBLE RETAIL SPACES

Space name	Area sqft	Area sqm
R-1	3,067.74	285.00

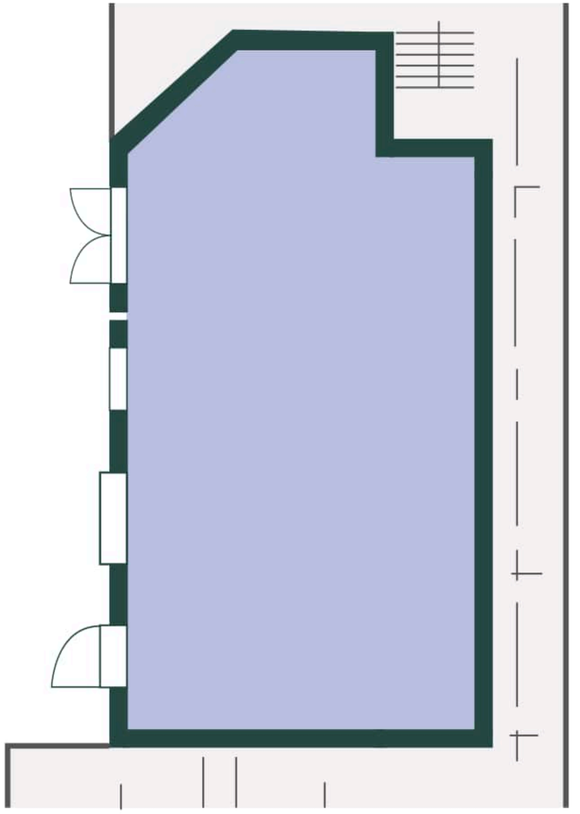


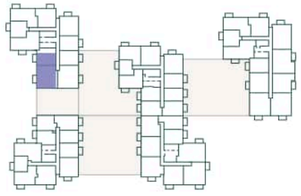


RETAIL 2

FLEXIBLE RETAIL SPACES

Space name	Area sqft	Area sqm
R-2	1,323.97	123.00

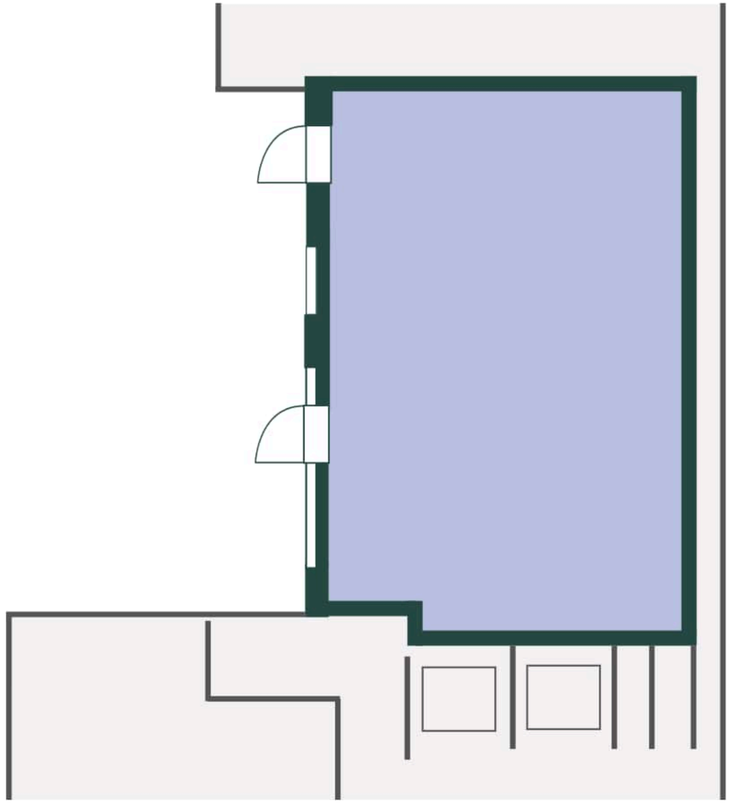


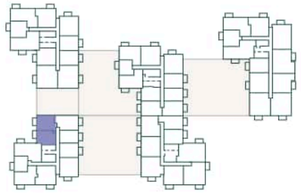


RETAIL 3

FLEXIBLE RETAIL SPACES

Space name	Area sqft	Area sqm
R-3	1,108.69	103.00








FULTON
&
FLAT WHITE


BON
APP
ÉTIT
COFFEE 2.5
ESPRESSO 2.5
MACCIATO 3
AMERICANO 2.5
FLAT WHITE 3.5
LATTE 4
TEA 1.5
COLD BREW 3
ICED TEA 2.5
BELFAST BREW 2
GREEN TEA 2.5
CHAMOMILE 3

COMMERCIAL SPACES

SMALL FLEXIBLE COMMERCIAL SPACES

Space name	Area sqft	Area sqm
S-1	2,325.02	216.00
S-2	1,872.94	174.00
S-3	1,302.44	121.00
S-5	2,632.87	220.00
S-6*	7,147.24	664.00
TOTAL	15,280.51	1,395.00

*Space Over Car park (has to be let with one of SIN 2, 3 or 5)

LARGE FLEXIBLE COMMERCIAL SPACE

Space name	Area sqft	Area sqm
L-1	18,729.36	1,740.00
MEZZ-1	11,625.02	1,080.00
MEZZ-2	11,625.02	1,080.00
TOTAL	41,979.40	3,900.00

FLEXIBLE RETAIL SPACES

Space name	Area sqft	Area sqm
R-1	3,067.74	285.00
R-2	1,323.97	123.00
R-3	1,108.69	103.00
TOTAL	5,500.40	511.00

Please see timeline on page 14 for PC dates for all units.



SMALL FLEXIBLE COMMERCIAL SPACES (S1 - S6)

ABOUT
Fulton & Fifth Small Flexible Commercial Spaces are blank canvas units to be personalised for your company.

LOCATION
Located on the corner of Fulton Road and Fifth Way, the development is a 8 mins walk from Wembley Park Station and 4 mins from Olympic Way. Perfect for commuting and enjoying the local amenities during your lunch break.

GREEN SPACES
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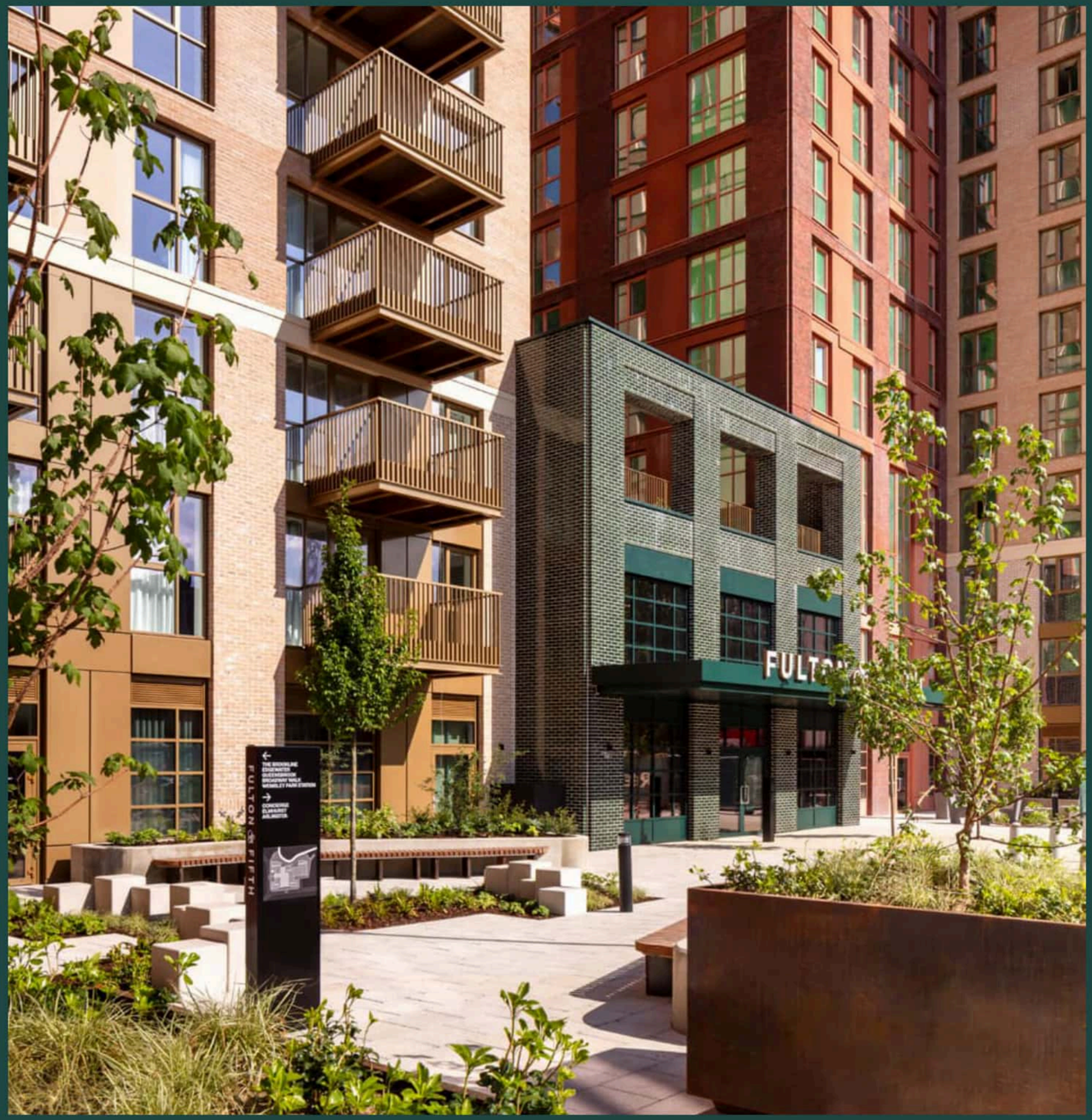
SQFT
The Small Flexible Commercial Spaces comprise of 15,280.51 sqft (1,395.00 sqm) with flexible soft spot locations to create the perfect workspace for your business.

Suitable for Retail, Food & Beverage, Fitness, Wellbeing or Light Industrial.

FULTON & FIFTH
Over 850 new homes spread over five apartment blocks, that sit amongst landscaped gardens, paved walkways and a new green corridor, while a series of retail units, shopfronts and workspaces will be home to local creatives, artisans and independent businesses.

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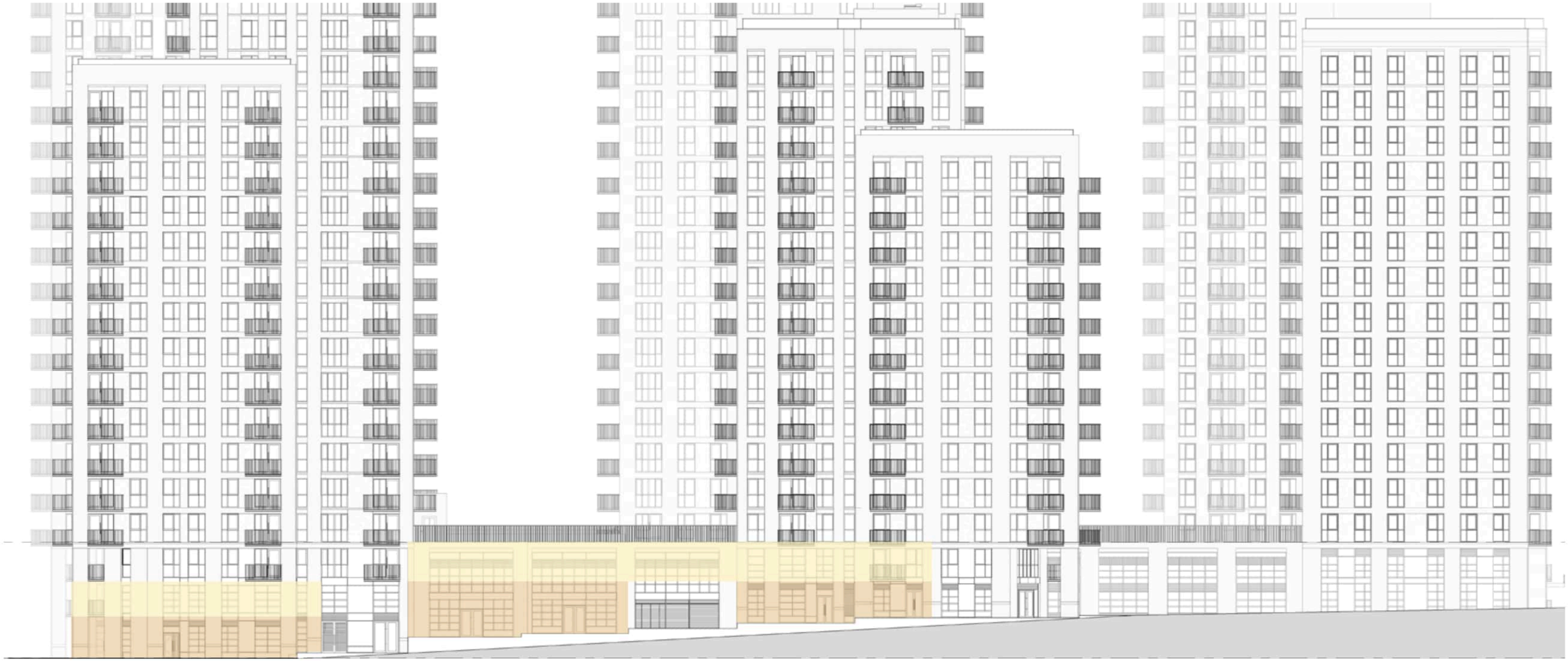
SMALL FLEXIBLE COMMERCIAL SPACES (S1 - S6)

SMALL FLEXIBLE COMMERCIAL SPACES		
Space name	Area sqft	Area sqm
S-1	2,325.02	216.00
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S-3	1,302.44	121.00
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S-6*	7,147.24	664.00
TOTAL	15,280.51	1,395.00

*Space Over Car park (has to be let with one of SIN 2, 3 or 5)



SOUTH ELEVATION

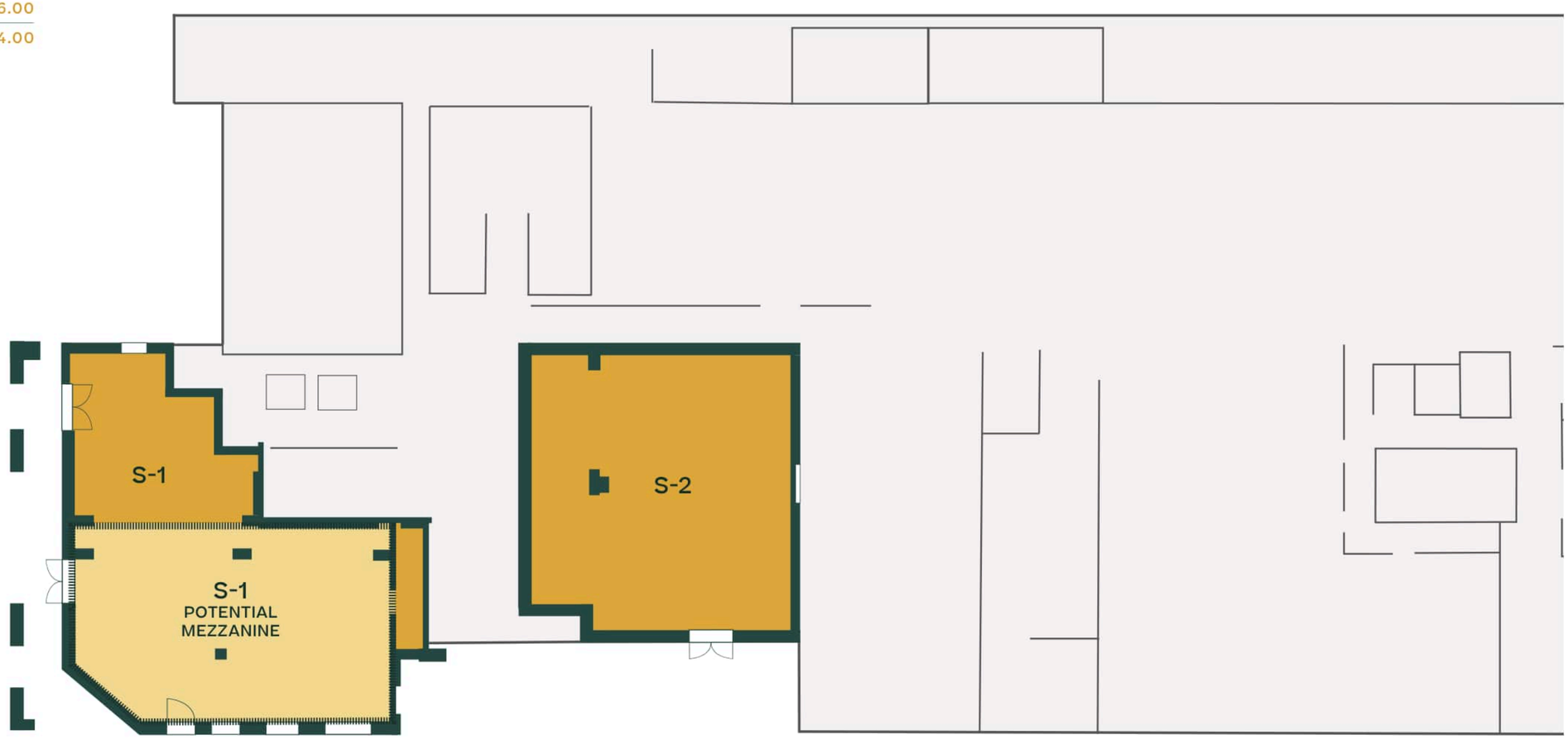


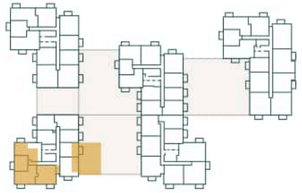
S-1 AND S-2

GROUND FLOOR

Space name	Area sqft	Area sqm
S-1*	2,325.02	216.00
S-2	1,872.94	174.00

* Level of Potential Mezzanine flooring subject to seperate discussion with Regal.

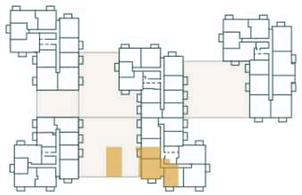




S-3 AND S-5

FIRST FLOOR		
Space name	Area sqft	Area sqm
S-3	1,302.44	121.00
S-5	2,632.87	220.00





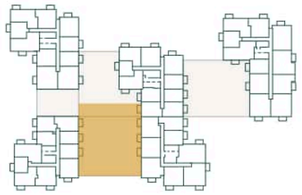
S-6

SECOND FLOOR

Space name	Area sqft	Area sqm
S-6*	7,147.24	664.00

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FULTON
&
FABULOUS


FULTON FITNESS

YOUR NEW NEIGHBOURHOOD

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LOCAL EATERIES

Serving up street food from across the world, BOXPARK Wembley is the place to sample everything from Japanese ramen and Greek small plates to Chinese steamed buns and vegan fast food.

ENTERTAINMENT

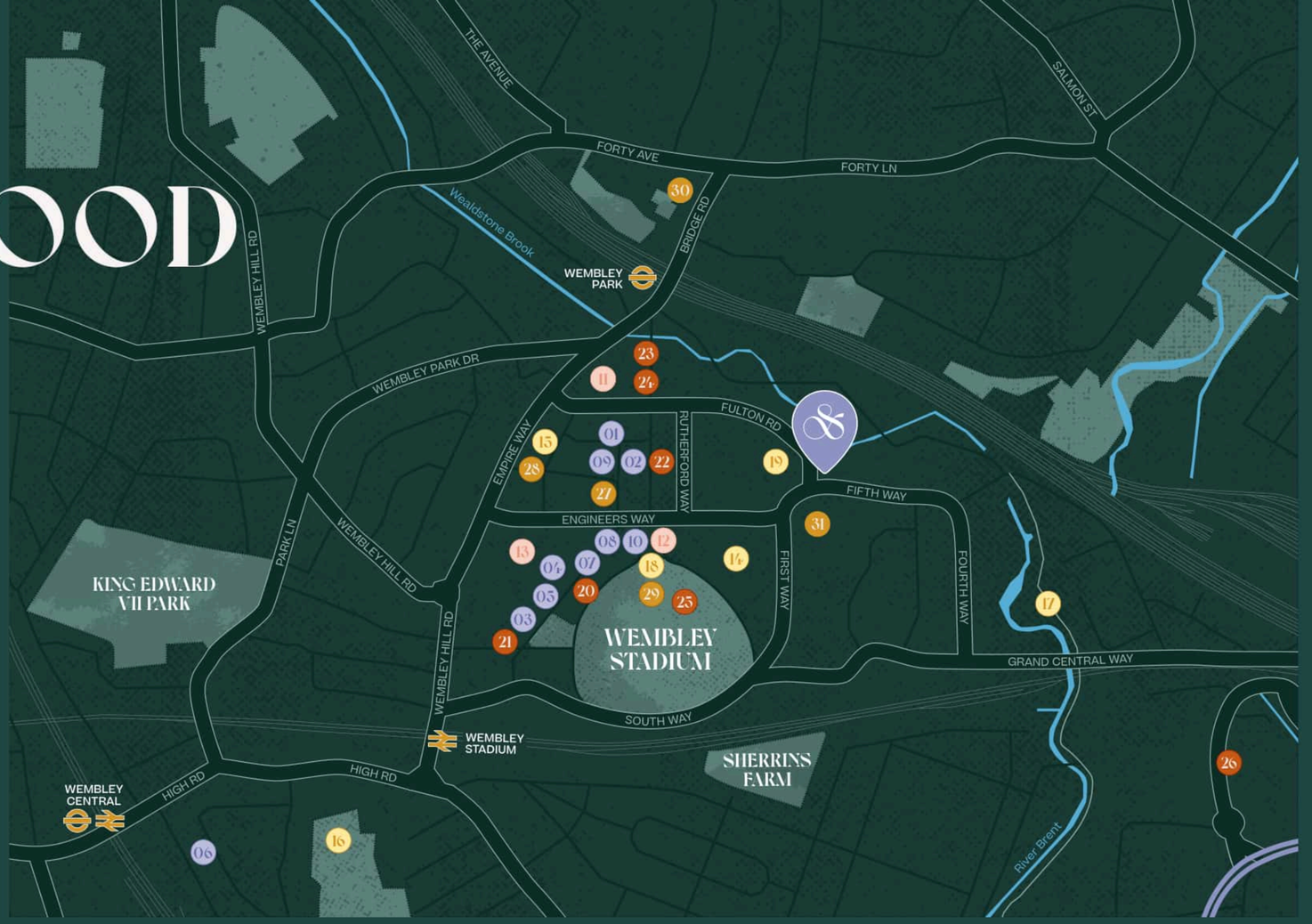
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26 Ikea

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28 UK Business College
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30 Ark Academy
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GETTING AROUND

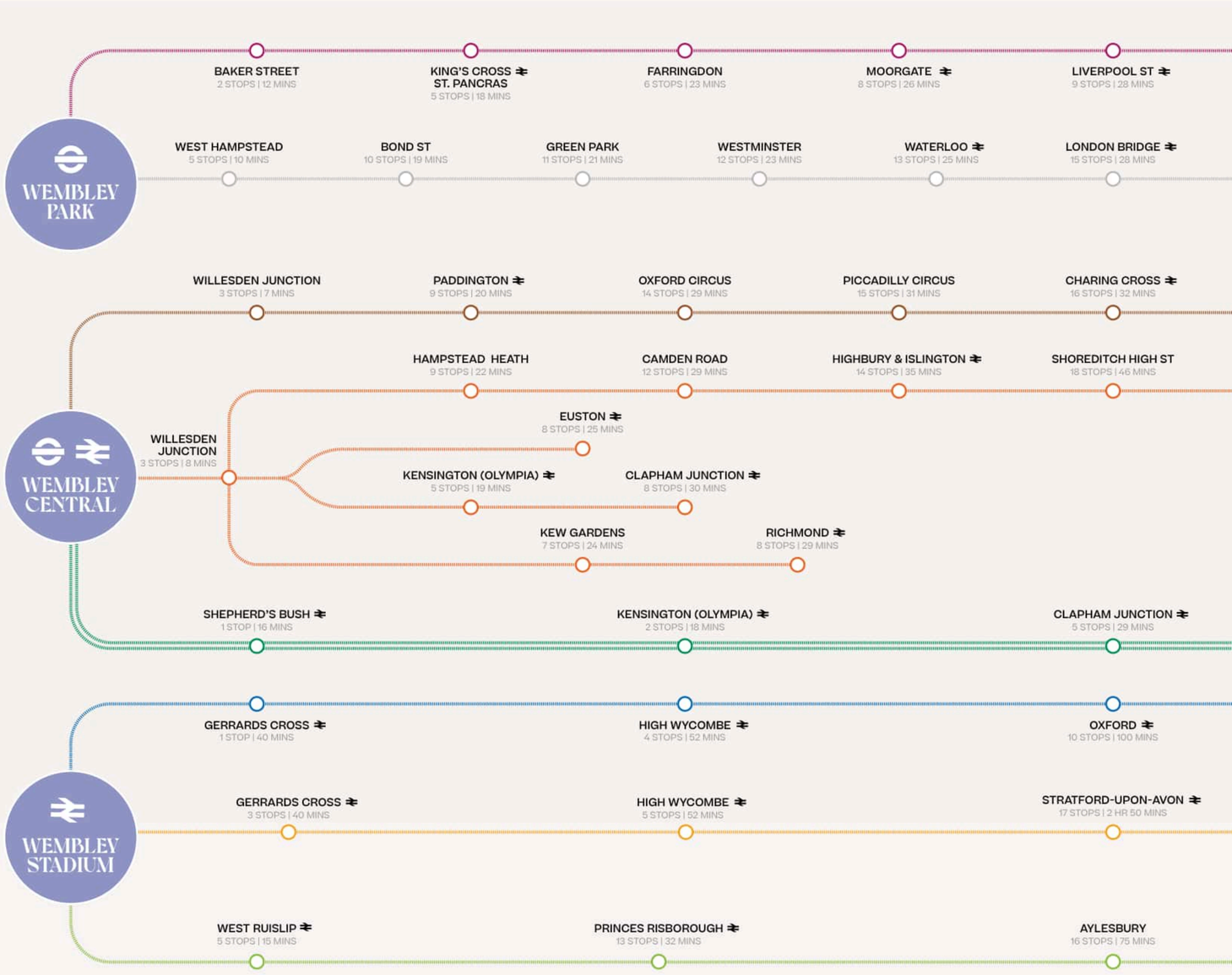
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COMMERCIAL SPACES

SMALL FLEXIBLE COMMERCIAL SPACES

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LARGE FLEXIBLE COMMERCIAL SPACE

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FLEXIBLE RETAIL SPACES

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TOTAL	5,500.40	511.00

Please see timeline on page 17 for PC dates for all units.



LARGE FLEXIBLE COMMERCIAL SPACE (L - 1)

ABOUT
Fulton & Fifth Large Flexible Commercial Space is a blank canvas unit to be personalised for your company.

LOCATION
Located on the corner of Fulton Road and Fifth Way, the development is a 8 mins walk from Wembley Park Station and 4 mins from Olympic Way. Perfect for commuting and enjoying the local amenities during your lunch break.

GREEN SPACES
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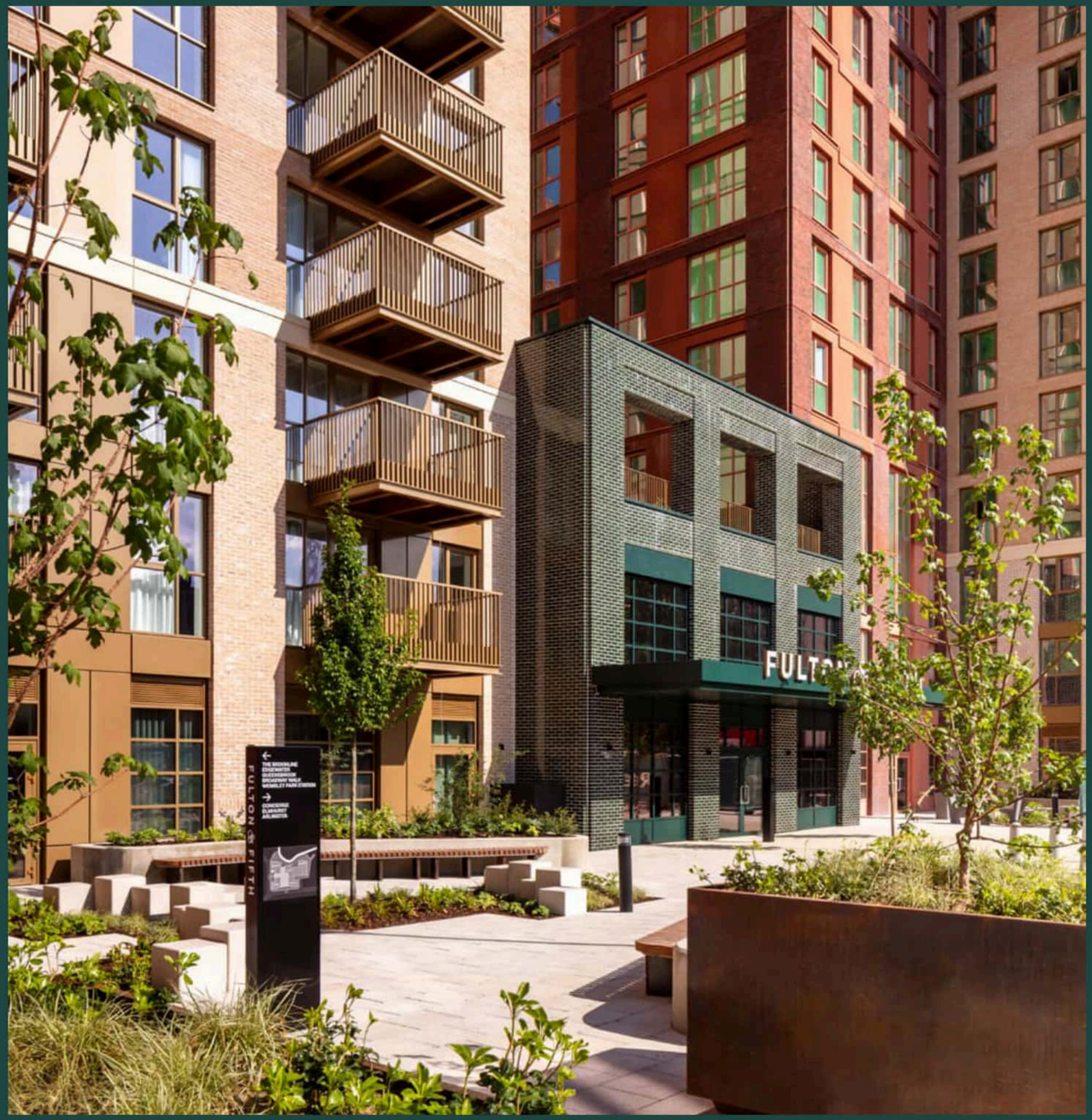
SQFT
The Large Flexible Commercial Space comprises of 41,979.40 sqft (3,900.00sqm) with flexible soft spot space to create the perfect space for your business.

Suitable for Retail, Food & Beverage, Fitness, Wellbeing, Light Industrial or Self Storage.

FULTON & FIFTH
Over 850 new homes spread over five apartment blocks, that sit amongst landscaped gardens, paved walkways and a new green corridor, while a series of retail units, shopfronts and workspaces will be home to local creatives, artisans and independent businesses.

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LARGE FLEXIBLE COMMERCIAL SPACE		
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MEZZ-1*	11,625.02	1,080.00
MEZZ-2*	11,625.02	1,080.00
TOTAL	41,979.40	3,900.00

* Level of Potential Mezzanine flooring subject to seperate discussion with Regal.

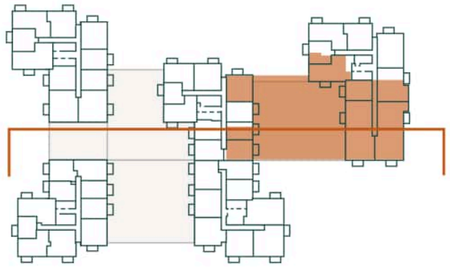
Generous floor-to-ceiling height ranging from 9 to 9.4 metres, offering the potential to accommodate up to two mezzanine levels.



NORTH ELEVATION



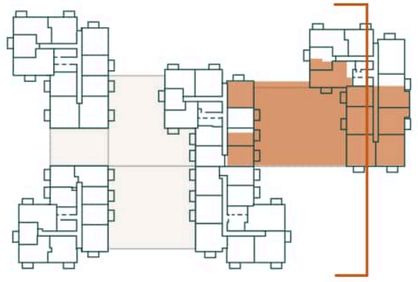
NORTH VIEW




15
75800
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72800
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69800
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36800
01
32900
00
Upper Eastern Podium
HEIGHT
9.46m
HEIGHT
9.02m
Large Industrial Unit

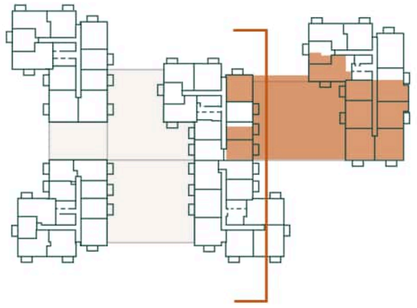
EAST VIEW





EAST VIEW


Upper Eastern Podium
Biodiverse Roof
HEIGHT
9.02m
Bike 'E' Store (Lower)
Large Industrial Unit
HEIGHT
3.40m
A/B/C' Store

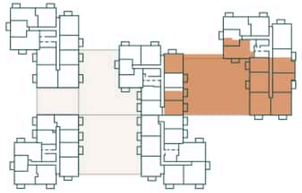


GROUND FLOOR

GROUND FLOOR

Space name	Area sqft	Area sqm
L-1	18,729.36	1,740.00





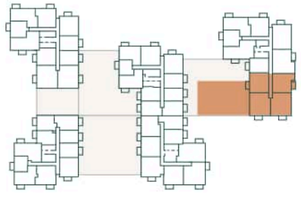
POTENTIAL MEZZANINE

GROUND FLOOR

Space name	Area sqft	Area sqm
MEZZ-1*	11,625.02	1,080.00
MEZZ-2*	11,625.02	1,080.00

* Level of Potential Mezzanine flooring subject to seperate discussion with Regal.

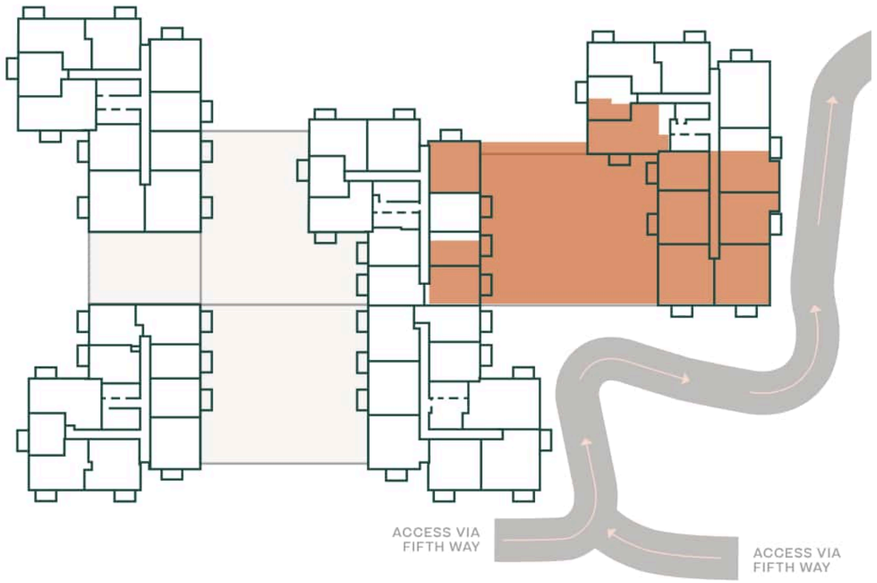
Generous floor-to-ceiling height ranging from 9 to 9.4 metres, offering the potential to accommodate up to two mezzanine levels.

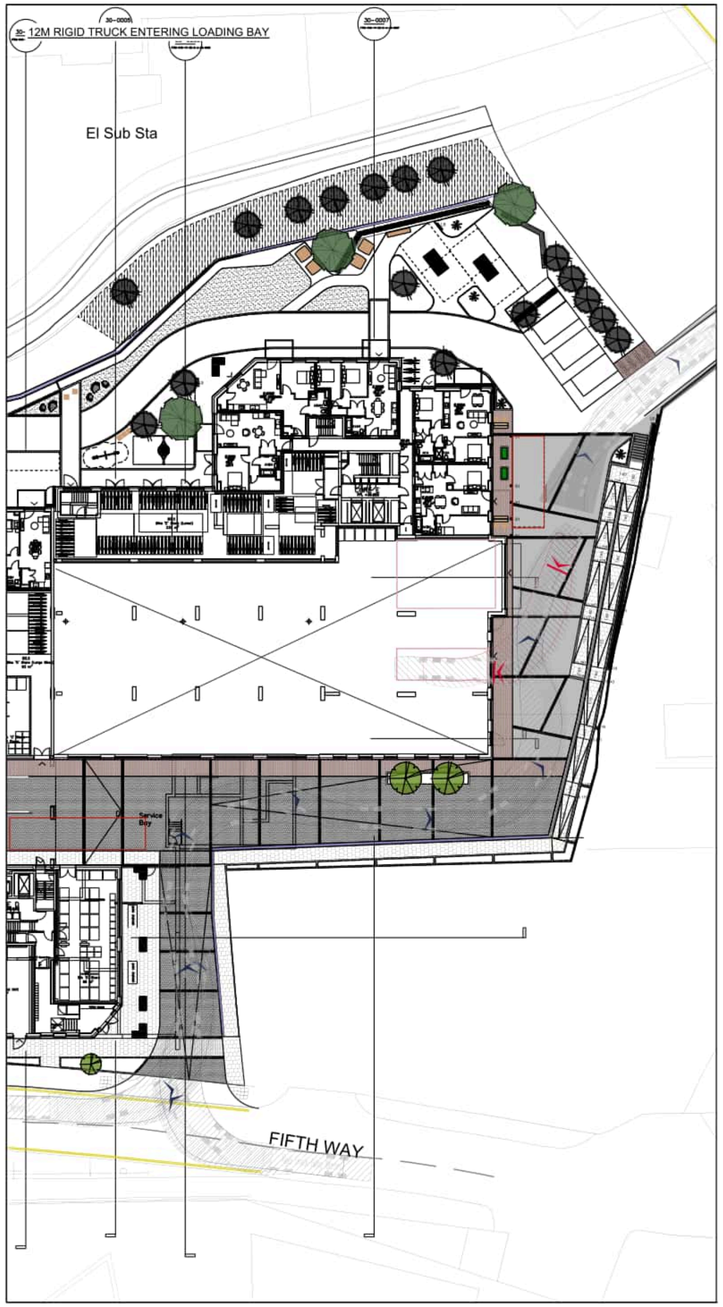




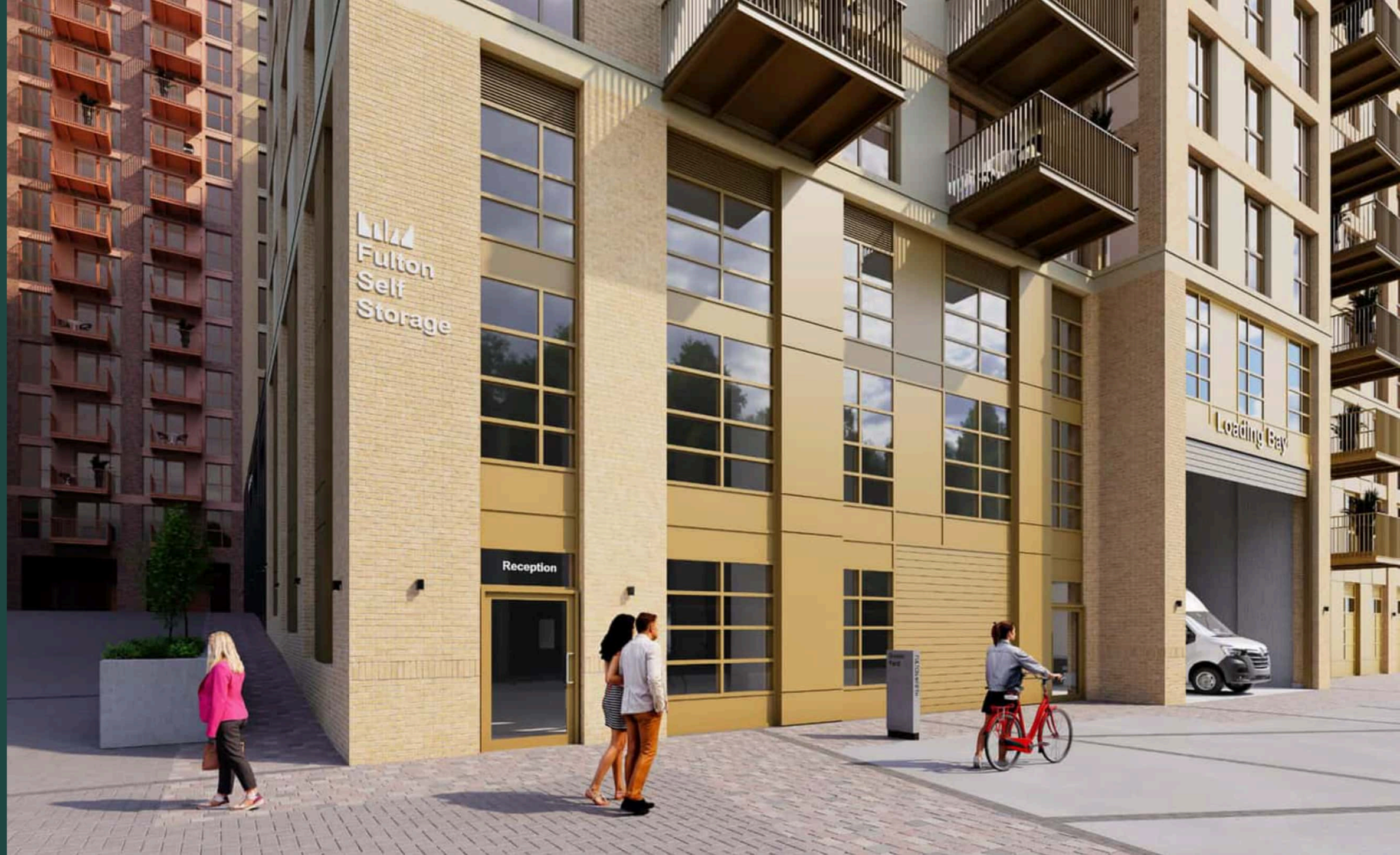
SWEPT PATH ANALYSIS

Vehicilar access information
- dimentions
- roller shutters?
- HGV turning?








Fulton
Self
Storage
Reception
Loading Bay



RIGHT ON TRACK

BUILDING A
171 APARTMENTS

BUILDING B
161 APARTMENTS

BUILDING C
250 APARTMENTS

BUILDING D
(BRENT COUNCIL)
118 APARTMENTS

BUILDING E
(BRENT COUNCIL)
176 APARTMENTS

MARCH 2026
L-1
AVAILABLE
FOR FIT OUT

OCT 2022
START
ON SITE

Q1 2024
ONSITE
MARKETING
SUITE

APRIL 2025
PRACTICAL
COMPLETION
OF BUILDING A

JUNE 2025
PRACTICAL
COMPLETION OF
BUILDING D & E

OCTOBER 2025
PRACTICAL
COMPLETION
OF BUILDING C

FEBRUARY 2026
PRACTICAL
COMPLETION
OF BUILDING B

APRIL 2026
DEVELOPMENT
COMPLETE

ABOUT REGAL

Regal London is one of the Capital's leading privately owned mixed-use developers. Our focus on unlocking value from complex urban settings has enabled us to transform London's landscape and deliver high-quality places for people to live, play, visit and work in.

We have delivered successful projects across the Capital, from Brent to Tower Hamlets and from Barnet to Lambeth. Bespoke design and exceptional quality characterise our developments which are built to unlock value, enhance the local environment, and support local communities.

Unlike many other developers, we are a fully integrated business operating across the entire life cycle of the asset, which means that we put the customer at the centre of everything we do. We ensure the deliveryof outstanding quality and service at every stage ofthe pre and post development process including land assembly, land & planning strategy, stakeholder engagement, sales & marketing, construction, customer care and asset management.

We are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value. Regal London's sustainability strategy focusses on four areas: transitioning to net zero carbon; investing in innovation; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through the Regal Academies.



CGI IS INDICATIVE ONLY

Regal London, in partnership with Platform, a premium mixed-use flexible workspace operator, have launched their debut co-working brand Shoreditch Exchange, providing occupiers with co-working space, amenities and a community of like-minded people. All spaces will be operated with a hospitality first approach on flexible terms with offices for up to 382 people on rolling membership terms and hot desks and meeting rooms all available to book by the day.

Shoreditch Exchange comprises 140,000 sq. ft of office space over eight floors with private offices, shared workspace and two outdoor terraces. Built and owned by Regal London, the development completed in 2020 and includes 184 homes and over 43,000 sqft of commercial and retail space too.

REGAL

shoreditch exchange



COMPLETED SCHEME

BUILDING FOR A BETTER FUTURE

> To ensure that future generations thrive, we are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value.
>
> Our sustainability strategy focusses on four areas: transitioning to net zero carbon; investing in innovation; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through the Regal Academies.

Simon De Friend
Co-Founder, Regal London



Several landscaped podiums and roof terraces to enhance resident wellbeing.

Enhancing ecology of Fulton & Fifth through native planting schemes.

24 internal and 3 external car parking spaces for blue badge holders. Each space has access to EV charging points (20% active | 80% passive).

Secure bicycle storage available for residents. Safe pedestrian and cyclist access.

Designated spaces provided for recycling.

Building design ensures thermal comfort and climate change adaptation.

Energy and water monitoring in the building.

Energy efficient lifts.

Responsible construction practices including on site monitoring of energy, water and fuel use, to achieve Beyond Best Practice Considerate Construction score.

REGAL ACADEMIES

The Regal Academies, in partnership with Building Heroes, are the first of their kind to provide construction training courses onsite for military veterans and local people from underrepresented groups. The first academy launched on Clarendon Road, Watford in April 2022 and the second in January 2023 on Fulton Road, Wembley.

Working together with Building Heroes ensures that over 50% of the learners at each Academy have an Armed Forces background. Through local authorities and the DWP, we make sure that we can connect to local people who are best placed to take advantage of the Academy.

Each learner, 160 annually, has graduated with a Level 1 City & Guilds Diploma in Construction Skills, CSCS Card and Level 1 Health & Safety including tiling, plumbing, plastering, painting and decorating, carpentry and brickwork.

Each Academy will generate £2.5-3 million of social value annually using the National TOMS social value framework.

GET IN TOUCH

FULTON & FIFTH
WEMBLEY

fultonandfifth.co.uk

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