/NDURENT
105, WEMBLEY

374 EALING ROAD, WEMBLEY HA0 1BH
///DENT.REPLY.TRUCKS

FOR SALE/TO LET

A new high quality logistics/distribution development in an established West London location

INDURENT 105, WEMBLEY:
105,201 SQ FT (9,773 SQ M)

Available for immediate occupation

TO LET AT JUST
£25.00 PSF
SUBJECT TO TERMS

EPC A+ rating

Rated EPC A+.

0.5 miles from A406/A40 intersection.

Roof mounted solar panels.

EV charging points.

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent 105, Wembley is a new logistics/distribution development located in Wembley, West London.

An ideal location for West London

The site spans 4 acres and consists of a single unit comprising 105,201 sq ft. Indurent 105, Wembley is situated in close proximity to Park Royal (1.5 miles), Europe's largest multi-owned industrial estate and London's primary industrial area.

Park Royal is occupied by a number of international companies and supports 1,700 businesses and employs 43,100 workers across a range of sectors such as food production and distribution, logistics, manufacturing, wholesale, filming studios and automotive.

Warehousing that Works.

You're well-connected.

Indurent 105, Wembley sits prominently on Ealing Road, within an established industrial zone. Ealing Road then connects directly onto Hanger Lane and the A40 and A406 interchange, which provides advantageous access to West and Central London as well as the M40 and M25. The scheme also benefits from a vast range of amenities and public transport links which are all within walking distance.

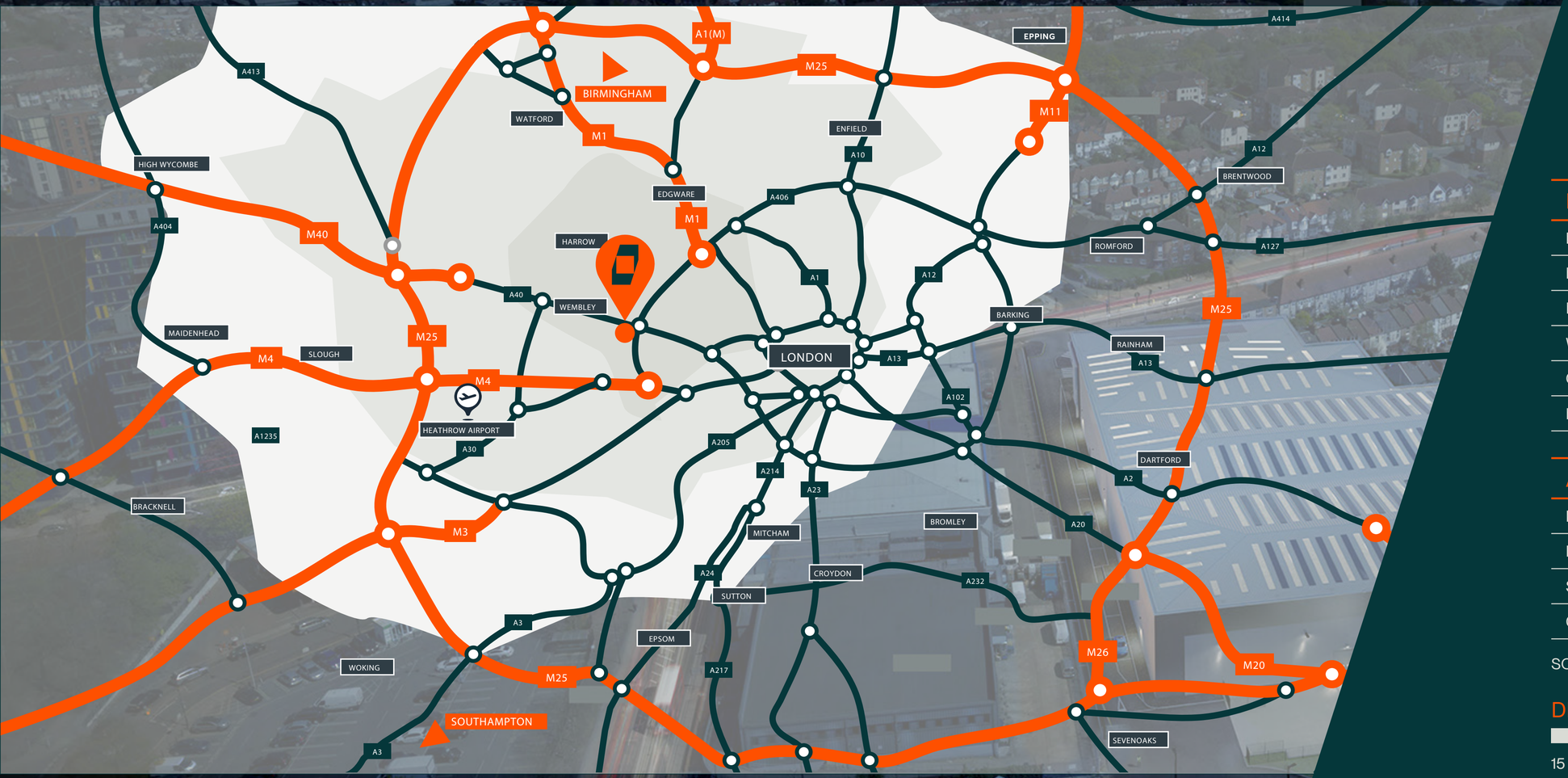
LOCAL OCCUPIERS

1. ACCESS SELF STORAGE
2. SAINSBURY'S PETROL STN.
3. PARK ROYAL IND. ESTATE
4. BIG YELLOW SELF STORAGE
5. ESSO PETROL STATION
6. ALPERTON SPORTS GROUND
7. MCDONALD'S
8. HOTEL "FOX & GOOSE"
9. WICKES

FITNESS · HOTELS · SUPERMARKETS · FUEL STATIONS · RESTAURANTS

Warehousing that Works.

You're well-connected – regional.



PLACES	DISTANCE	JOURNEY
NORTH CIRCULAR	0.5 MILES	6 MINS
M4	3.5 MILES	13 MINS
M1	5 MILES	11 MINS
WEST END	9.5 MILES	32 MINS
CENTRAL LONDON	10 MILES	32 MINS
M25	15 MILES	30 MINS

AIRPORTS	DISTANCE	JOURNEY
HEATHROW	11 MILES	25 MINS
LUTON	31 MILES	38 MINS
STANSTED	43 MILES	1HR 3MINS
GATWICK	55 MILES	60 MINS

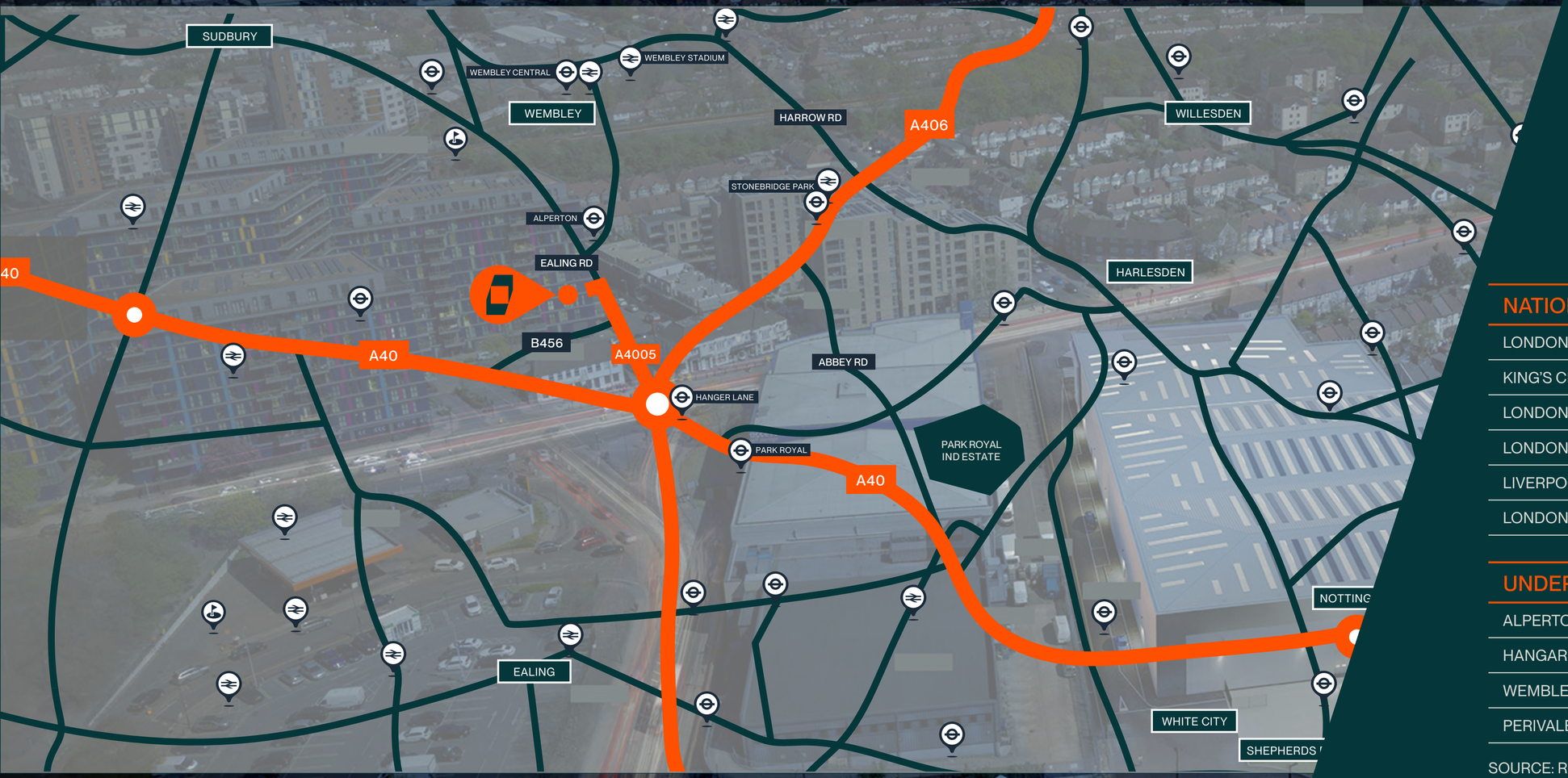
SOURCE: RAC.CO.UK/ROUTE-PLANNER

DRIVE TIMES

15 MINS 30 MINS 45 MINS

Warehousing that Works.

You're well-connected – local.



NATIONAL RAIL	DISTANCE	JOURNEY
LONDON PADDINGTON	6.5 MILES	19 MINS
KING'S CROSS ST. PANCRAS	8.75 MILES	30 MINS
LONDON VICTORIA	9.5 MILES	31 MINS
LONDON WATERLOO	10 MILES	36 MINS
LIVERPOOL STREET	11 MILES	40 MINS
LONDON BRIDGE	11.5 MILES	45 MINS

UNDERGROUND	DISTANCE	JOURNEY
ALPERTON (PICCADILLY LINE)	0.5 MILES	10 MINS
HANGAR LANE (CENTRAL LINE)	0.6 MILES	13 MINS
WEMBLEY (BAKERLOO)	1.4 MILES	29 MINS
PERIVALE (CENTRAL LINE)	1.6 MILES	31 MINS

SOURCE: RAC.CO.UK/ROUTE-PLANNER

Schedule of accommodation.

	INDURENT 105, WEMBLEY
WAREHOUSE	90,322 SQ FT (8,391 SQ M)
OFFICES	14,879 SQ FT (1,382 SQ M)
TOTAL	**105,201 SQ FT (9,773 SQ M)**
YARD DEPTH	35M
CLEAR INTERNAL HEIGHT	12M
LEVEL LOADING DOCKS	4
DOCK LOADING DOORS	4
FLOOR LOADING	50 kN/SQ M
CAR PARKING SPACES	52
ELECTRIC CAR CHARGING POINTS	16
POWER	850 kVA

All floor areas are approximate gross external areas.

WAREHOUSE

BREEAM 'Excellent'

EPC A+ rated

50 kN/SQ M floor loading

15% roof lights

EXTERNAL

Unrestricted access

Secured entrances independent gates

Roof mounted solar panels

Yard depth

EV car charging

OFFICES

LED lighting with smart control

VRF heating and comfort cooling

Glazed HQ reception

Enhanced specification first floor offices and reception areas

Take a closer look

Warehousing that Works.

Indurent 105, Wembley.

Siteplan is indicative.

Warehousing that Works.

Sustainability.

BREEAM UK New Construction 2018 (Shell & Core)

'Excellent' rating

Energy Performance Certificate

A+ rating for excellent energy performance

Natural Light

Optimised use of natural light with 15% roof lights and excellent office visibility

Renewable Technologies

Solar PVs and air source heat pumps provide reduced energy consumption and CO_2 emissions

Responsible Sourcing

Assured construction materials with low environmental, economic and social impact

Electric Vehicle Charging

16 charging points provided with provision for to future-proof occupier fleet requirements

Water Regulation Technologies

Efficient sanitary-ware with low flow rates to reduce water consumption

Sustainable Materials

Reduce energy consumption and environmental impact over the life cycle of the building

Bicycle Spaces

Ample spaces in covered shelters encourages environmental travel

Enhanced Cladding

Delivering superior energy performance to reduce running costs

Energy Metering Technology

Allows occupiers to pro-actively manage their energy consumption

Led Lighting

Enables 75% less energy consumption and 25 times more durability than incandescent lighting

BREEAM 'EXCELLENT':

*WATER - 55% SAVING

*ENERGY - 26% SAVING

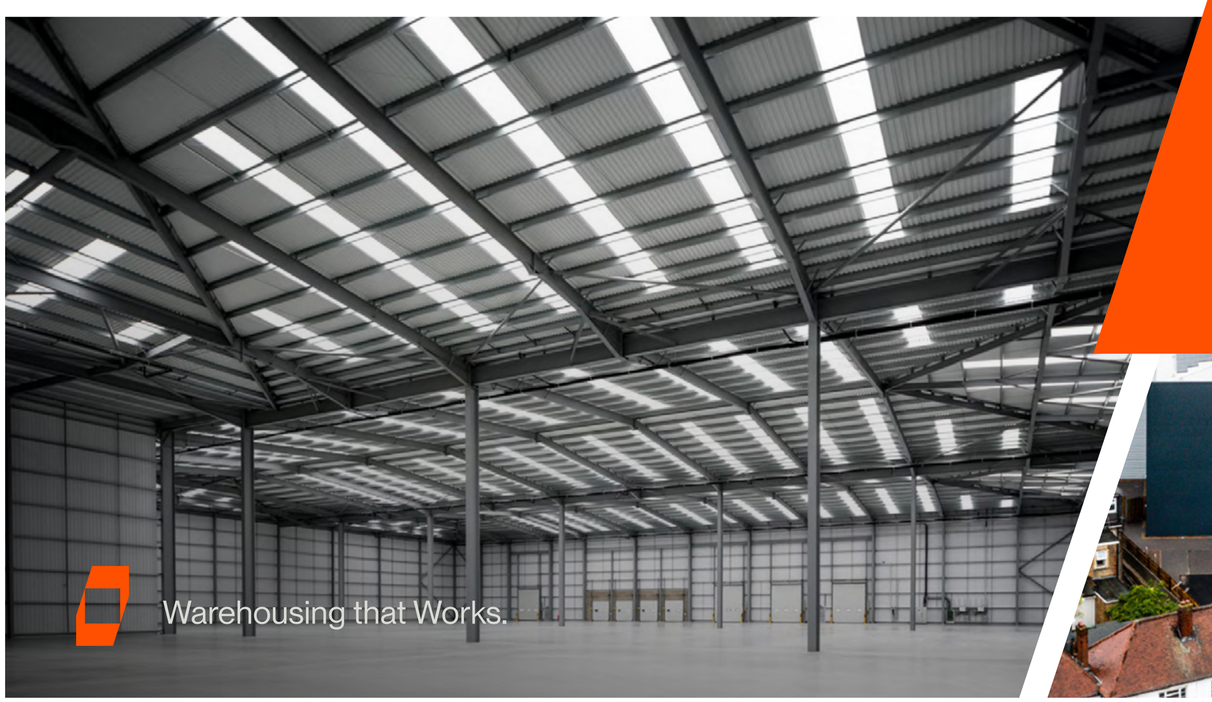
PHOTOVOLTAICS:

- 24 tonnes CO_2 emissions avoided per annum
- Will generate 173,400 kWh per annum
- Up to £30,000 energy saving from PV installation
- kVA equivalent would be 184kVA (204kWp * 0.9 power factor)

ELECTRICITY COST SAVINGS:

	SIZE	COST PER MONTH	COST PER ANNUM
INDURENT 105, WEMBLEY	105,201 SQ FT (8,391 SQ M)	£10,051	£120,616
20 YEAR OLD FACILITY	105,201 SQ FT	£20,319	£243,836
COST SAVING £	–	£10,268	£123,220

COST SAVING 37%


Warehousing that Works.

EDWARD SIBLEY
Asset Manager
07502 574 092
edward.sibley@indurent.com

RUPERT MILNE
Director - Head of Logistics South
07471 601 397
rupert.milne@indurent.com

INDURENT
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Discover more

374 EALING ROAD, WEMBLEY HA0 1BH

Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. April 2026. TBDW 05701-03.

DTRE
020 3328 9080
www.dtre.com

Jake Huntley
M: 07765 154 211
E: jake.huntley@dtre.com

Maddie Moriarty
M: 07545 582 097
E: maddie.moriarty@dtre.com

Rob Cohu
M: 07860 659 043
E: robert.cohu@dtre.com

Knight Frank
020 7629 8171
KnightFrank.co.uk

James Maskey
M: 07770 013 152
E: james.maskey@knightfrank.com

Gus Haslam
M: 07885 596 877
E: gus.haslam@knightfrank.com