OFFICE TO LET | 6,350 TO 15,671 SQ FT

BRENT CIVIC CENTRE, ENGINEERS WAY, WEMBLEY, HA9 0FJ

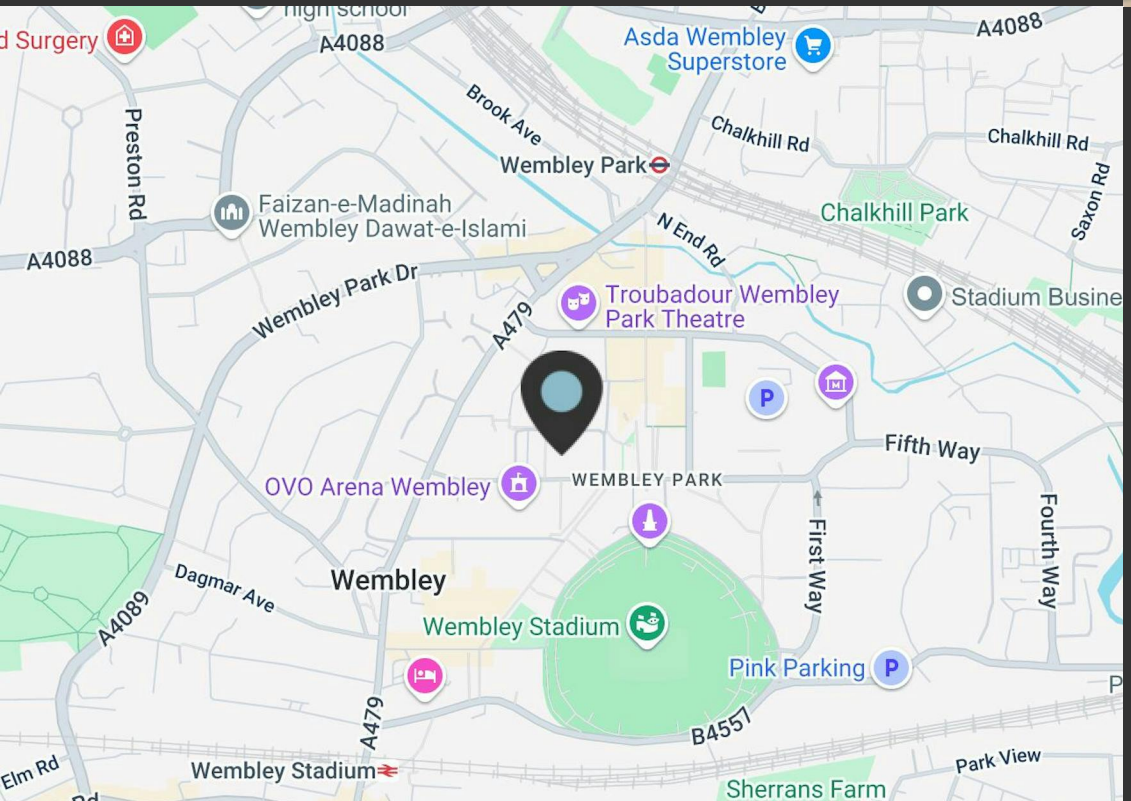
LANDMARK HQ OFFICE BUILDING IN THE HEART OF THE WEMBLEY REGENERATION AREA MARKET LEADING ESG CREDENTIALS AND AVAILABLE FURNISHED AND FITTED

- Secure basement parking at 1:2,000 sqft
- BREEAM rating of Outstanding (92.55%)
- Full height feature entrance atrium
- Available furnished
- Excellent transport links with Wembley Park (Jubilee Line & Metropolitan Line) and Wembley Stadium Train Station a short walk
- Onsite Starbucks coffee shop and Harmony restaurant / cafe
- Excellent staff facilities with Wembley Boxpark and the London Design Outlet on the doorstep

DESCRIPTION

Brent Civic Centre is a nine storey landmark office building; providing tenants with an opportunity to lease office space within one of the UK's most sustainable buildings with excellent amenities and public transport links. It was built in 2012 with sustainable technologies installed across the whole building, it is future-proofed for foreseeable ESG requirements.

Superb options available in a range of sizes and ready for immediate occupation.

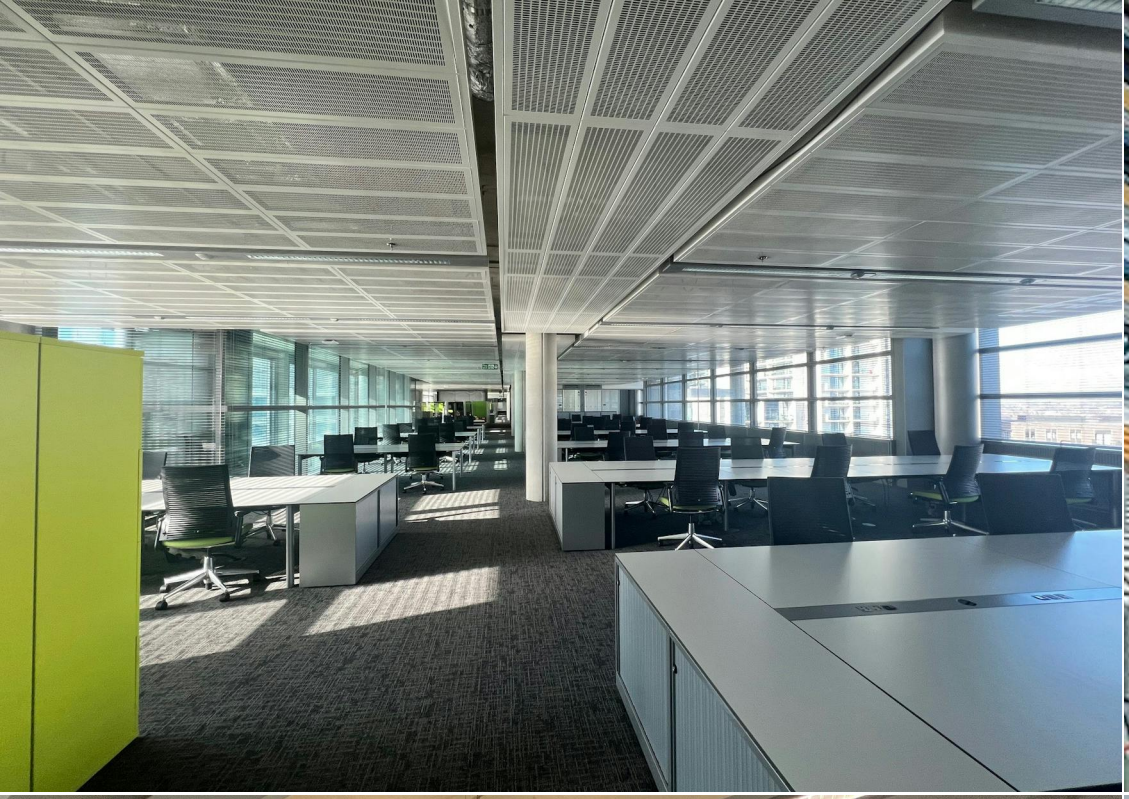


LOCATION

Brent Civic Centre occupies a prime position in central Wembley adjacent to Wembley Stadium.

The property lies between Wembley Park Underground station (Jubilee and Metropolitan lines) and Wembley Stadium station (a direct line between London Marylebone and Birmingham Moore Street station). Junction 1 of the M1 is 4.5 miles away, therefore, the M25 at junction 23 is 16.6 miles away. The North circular, A406, is within 2 miles and the A40 is within 3 miles at Hanger Lane.

London Designer Outlet, which has over 70 retailers and Boxpark Wembley which has a multitude of different food and drink venders are both within a short walk. Wembley Stadium is home to England's national football teams and hosts a variety of other large events.



MELTING

AVAILABILITY

Name	sq ft	sq m	Availability
7th - West Wing	6,350	589.93	Available
8th - North Wing	9,321	865.95	Available

RENT

£27 per sq ft

RATES & CHARGES

Service charge: £8 per sq ft Service Charge is inclusive of all utilities and cleaning.
Rates payable: N/A

TERMS

A new lease for a term by arrangement.

EPC

A

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 02/03/2026