OFFICE TO LET | 3,750 SQ FT

TRIANGLE HOUSE, 328-330 HIGH ROAD, WEMBLEY, HA9 6AZ

FORMER COLLEGE / SCHOOL TO LET - READY TO OCCUPY RARE F1 AND OFFICE USE SUITABLE FOR EDUCATION OR HQ OFFICE

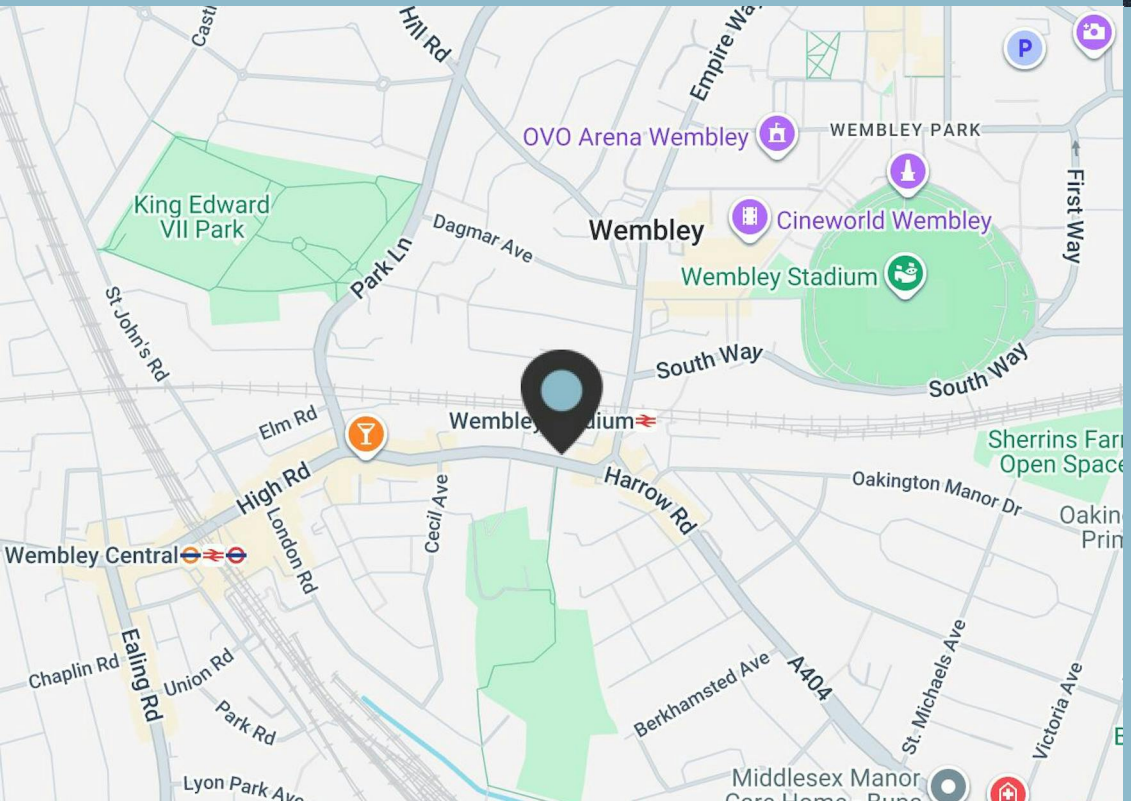
- Rear car park with 3-5 parking spaces
- Prominent high street frontage at the junction of Wembley High Road and Wembley Hill Road
- 8 fully fitted large class rooms - with tables, chairs and projectors
- Bright reception and staff offices
- Canteen for staff and pupils
- Numerous wcs and a disabled access wc
- Short walk to Wembley Stadium Station (Chiltern Railways) and Wembley Central (Bakerloo & Lioness)
- Excellent decorative order throughout ready for a tenants occupation
- Dual F1 and Eg (Office) use

DESCRIPTION

Former college / school or office in the heart of Wembley available to let on a new lease, with rare F1 educational use.

Triangle House is arranged over three floors and offers a fully self-contained building comprising approximately eight large classrooms, private offices, staff and pupil facilities, and a large car park at the rear. The building is in good decorative order and benefits from staff and pupil WCs, a canteen/breakout area, a welcoming reception, good natural light throughout, an entry system, fire alarm, double glazing, and gas central heating.

The classrooms all benefit from tables and chairs, perimeter trunking, natural light throughout, and data cabling for projectors and whiteboards offering a ready to occupy building.

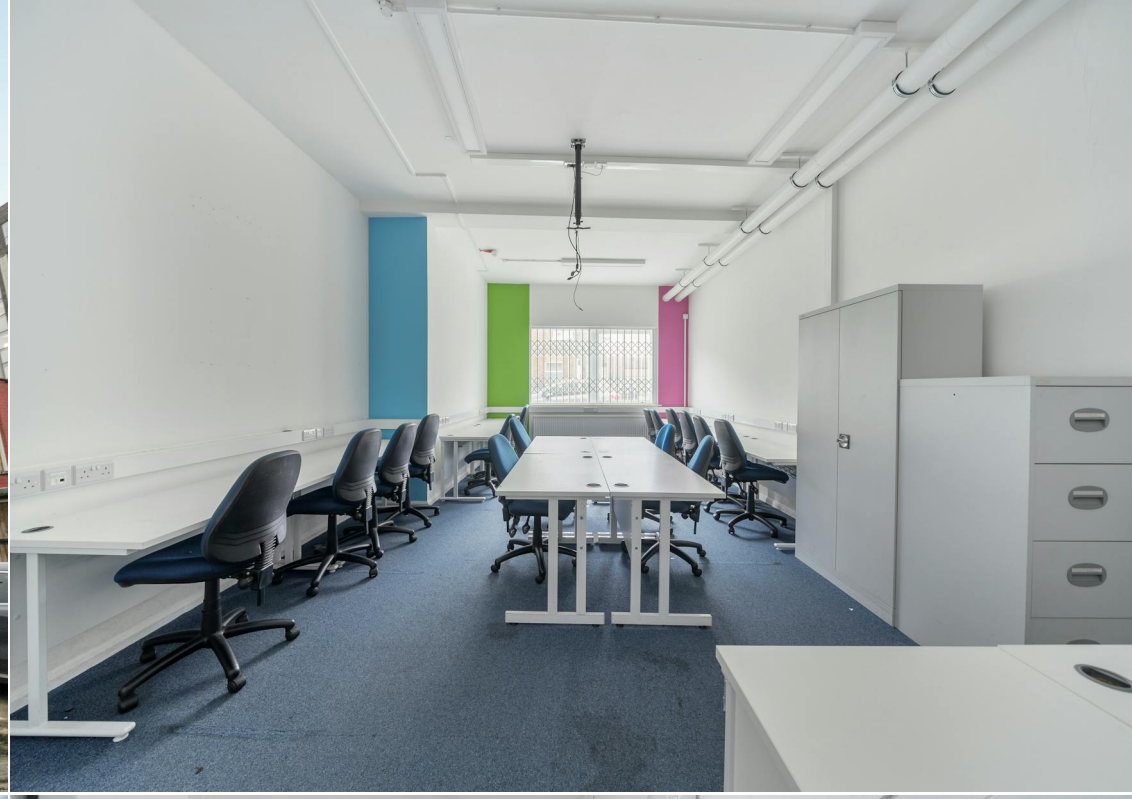


LOCATION

The property is prominently positioned along one of the main commercial stretches in Wembley, within the London Borough of Brent and benefits from high footfall and a lot of local amenities including shops, restaurants, cafes and pubs.

Excellent transport connections are available nearby, including Wembley Central Station (London Overground, Southern and Bakerloo line services) and Wembley Park Station (Metropolitan and Jubilee lines), providing direct access to Central London and the wider region.

PRIVATE
CAR PARK



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,250	116.13	Available
1st	1,250	116.13	Available
2nd	1,250	116.13	Available

RENT

£75,000 per annum

RATES & CHARGES

Service charge: N/A

TERMS

A new Full Repairing & Insuring Lease for a term by arrangement.

EPC

C

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 04/06/2026