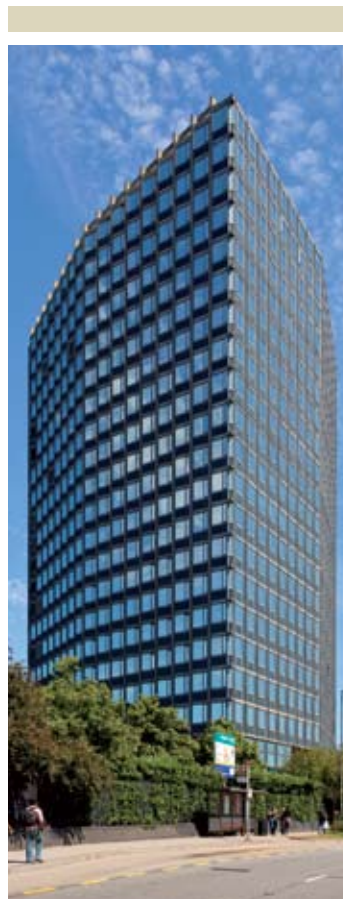




# WEMBLEY POINT LONDON

A Landmark building offering a variety of office accommodation and suite sizes with a wide range of on site amenities



[www.wembleypointlondon.com](http://www.wembleypointlondon.com)

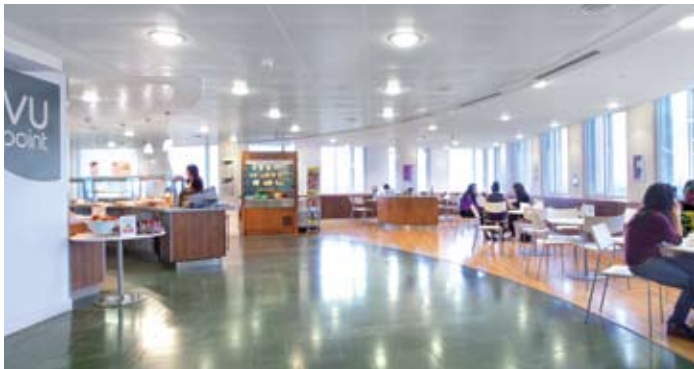


# WEMBLEY POINT

LONDON

## Fully refurbished office space with a wide range of on-site amenities including a gym and top floor café with fantastic views

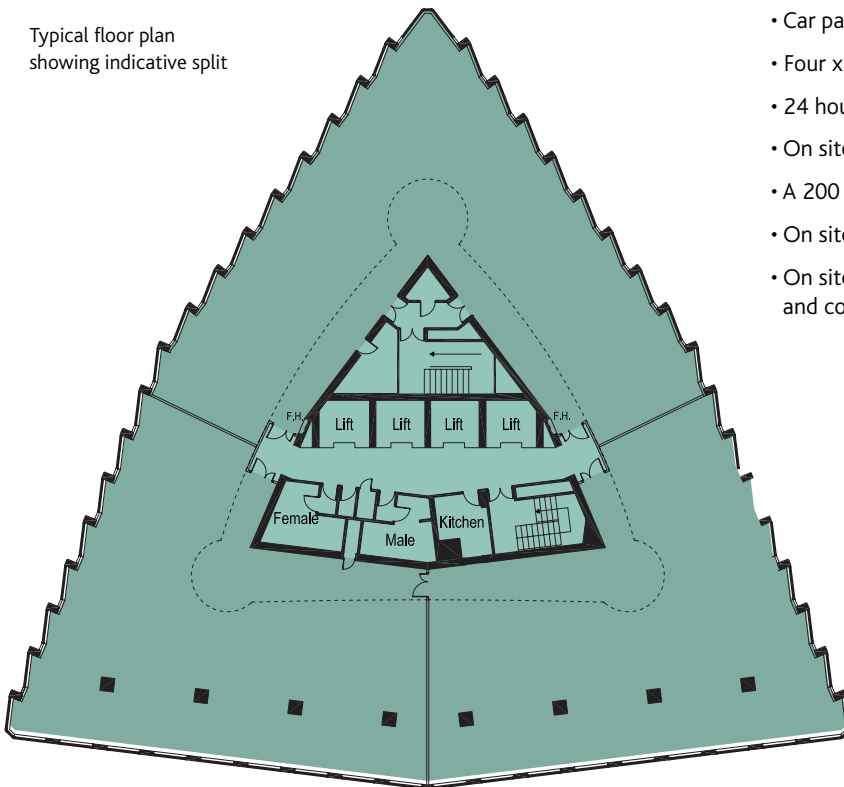
You immediately know you have arrived somewhere special when you get to Wembley Point. Together with refurbished office space the building also offers a full range of amenities including; gym, café and a fully functioning business centre offering conference facilities and turnkey IT packages. With this level of service and quality office space you know your staff will feel at home here.





Flexible accommodation available in a range of sizes and specification to suit your requirement

Typical floor plan showing indicative split



### Amenities

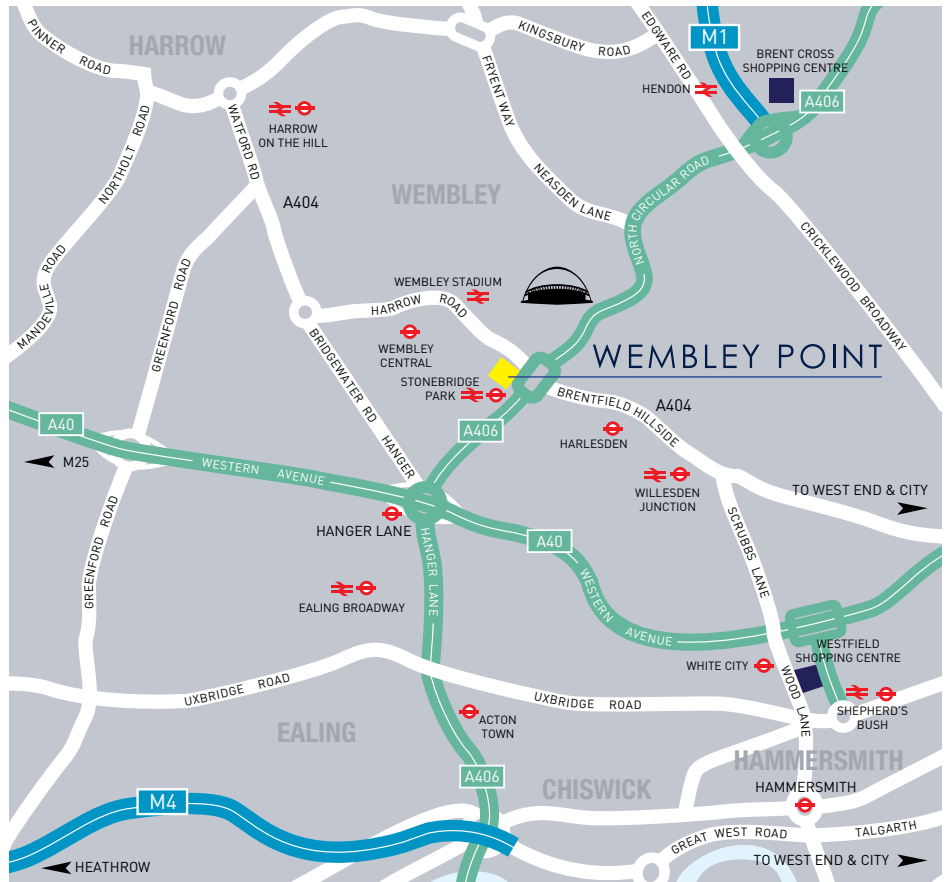
- Bright spacious reception
- Car parking at a ratio of 1:500 sq ft
- Four x 20 person high speed lifts
- 24 hour access and security
- On site building manager
- A 200 seat restaurant (21st floor) with fantastic views
- On site gym
- On site business centre offering serviced office suites and conference facilities



Adjacent to the North Circular Road and Stonebridge Park underground station, providing fast access to Central London and beyond



Sat Nav: HA9 6DE



### Location

Wembley Point is a landmark office building fronting the A406 North Circular which provides easy access to the A40 and the national motorway network with junction 1 of M1 and junction 2 of the M4 only 3 and 4 miles respectively.

The building is adjacent to Stonebridge Park train station providing a regular direct service into the West End. The station provides Bakerloo line services to Paddington in 18 minutes (home of the Heathrow Express service) and Baker Street in only 23 minutes (a major interchange with connections to Jubilee, Metropolitan, Circle and Hammersmith & City lines). London Overground provides regular direct services to both London Euston (22 minutes) and Watford Junction (29 minutes).

### Travel Distances

#### By Rail (overground)

London Euston	22 mins
Watford Junction	29 mins

#### By Underground

Stonebridge Park (Bakerloo Line) to Oxford Circus	27 mins
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Source: the tfl.gov.uk

#### By Road

Hanger Lane	1.5 miles
Central London	7 miles
Heathrow Airport	16 miles
London Luton Airport	32 miles
M1, Junction 1/Brent Cross	3 miles
M25	7 miles
M40	5 miles
M4	4 miles

Source: the AA.com

### Terms

New flexible leases are available on terms to be agreed. Competitive rental packages are available to reflect lease term.

### Viewing

Strictly by appointment only with joint sole agents.

[www.wembleypointlondon.com](http://www.wembleypointlondon.com)

Ferrari Dewe (FD) and DTZ for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of FD and DTZ or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) FD and DTZ cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of FD or DTZ (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of FD or DTZ, its employees or servants, FD and DTZ will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by FD or DTZ, August 2011.

The landlord is a subsidiary of a company in administration. No warranties or representations will be available on the letting and limited enquiries will be answered. The landlord will let what interest it has without liability or guarantee.

The administrators of Targetfollow Property Holdings Limited (TPH) in administration act as agents of TPH and contract without personal liability.



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