



INDURENT

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



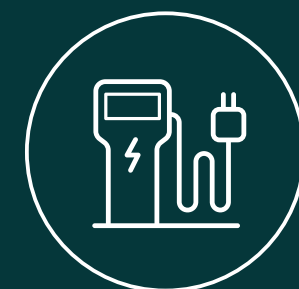
Rated EPC A+.



0.5 miles from A406/A40 intersection.



Roof mounted solar panels.



EV charging points.



TO LET AT JUST
**£23.50
PSF**
SUBJECT TO TERMS

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.



ALPERTON STATION
0.5MILES

1

CAR ACCESS

HGV ACCESS

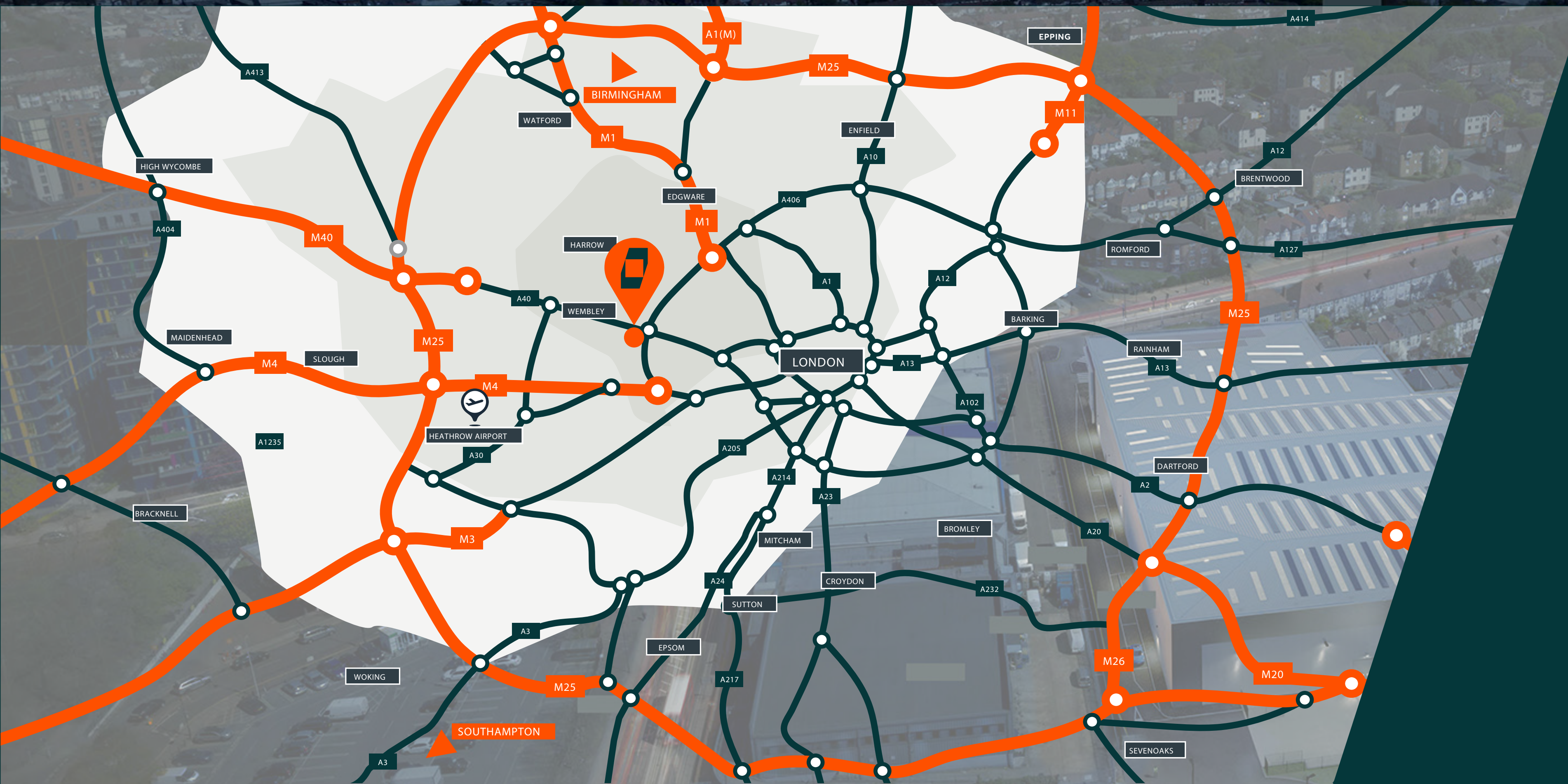
LOCAL OCCUPIERS

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


- | | | | | |
|---|--|--|---|---|
|  FITNESS |  HOTELS |  SUPERMARKETS |  FUEL STATIONS |  RESTAURANTS |
|---|--|--|---|---|

 Warehousing that Works.

You're well-connected – regional.

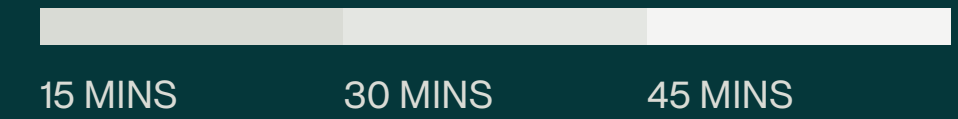


PLACES	DISTANCE	JOURNEY 
NORTH CIRCULAR	0.5 MILES	6 MINS
M4	3.5 MILES	13 MINS
M1	5 MILES	11 MINS
WEST END	9.5 MILES	32 MINS
CENTRAL LONDON	10 MILES	32 MINS
M25	15 MILES	30 MINS

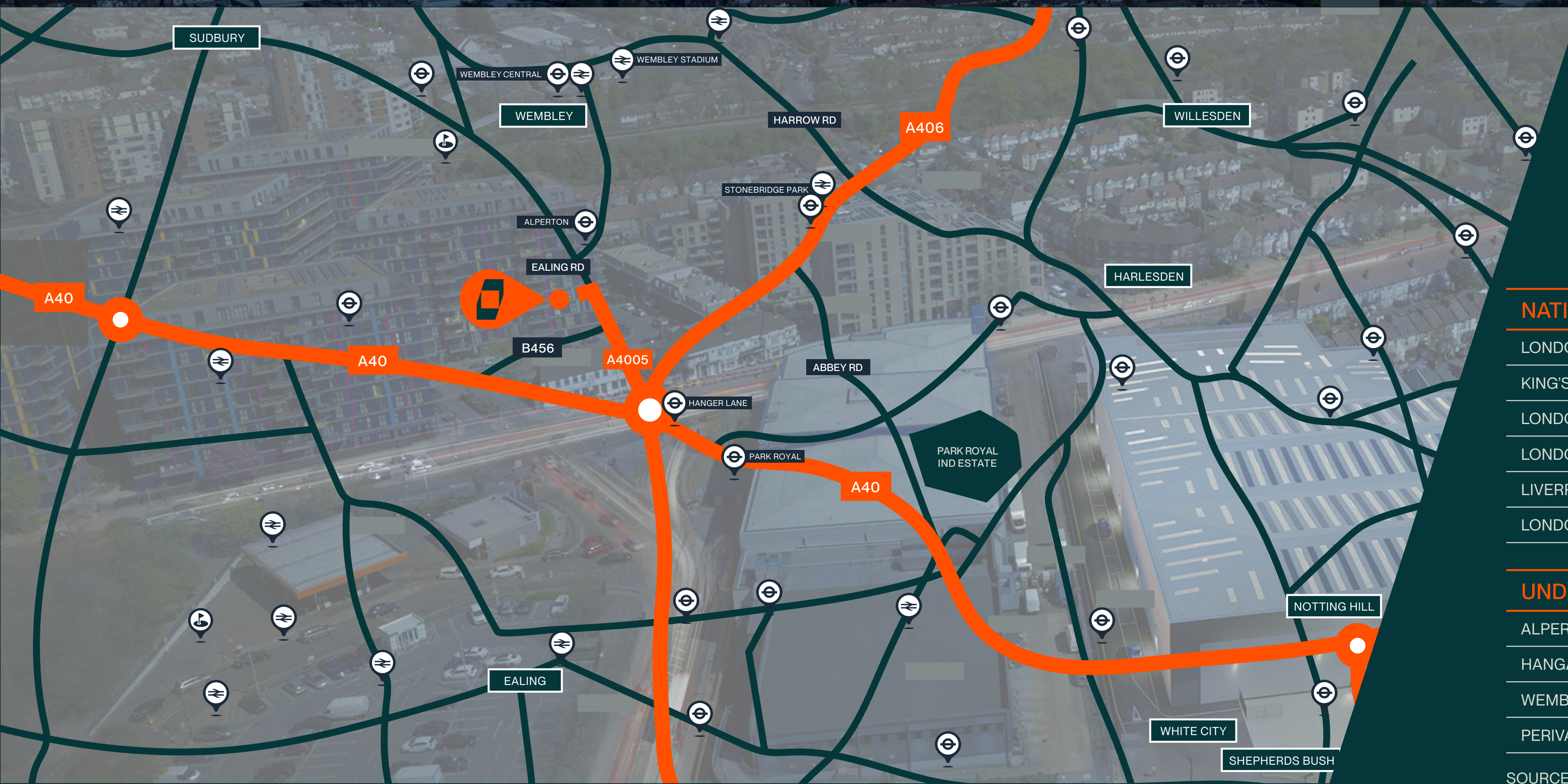
AIRPORTS	DISTANCE	JOURNEY 
HEATHROW	11 MILES	25 MINS
LUTON	31 MILES	38 MINS
STANSTED	43 MILES	1HR 3MINS
GATWICK	55 MILES	60 MINS

SOURCE: RAC.CO.UK/ROUTE-PLANNER


DRIVE TIMES



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



Warehousing that Works.

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

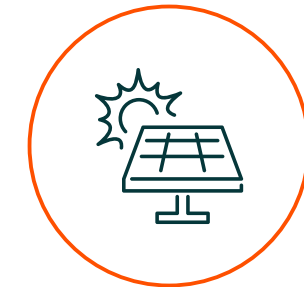
EXTERNAL



Unrestricted access



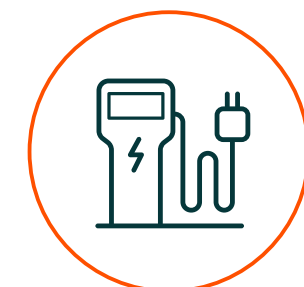
Secured entrances
independent gates



Roof mounted
solar panels



35m
Yard depth



EV car
charging

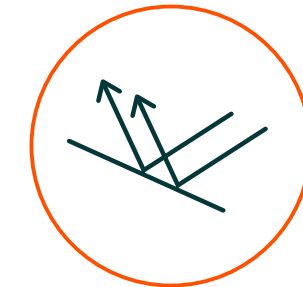
OFFICES



LED lighting with
smart control



VRF heating and
comfort cooling



Glazed
HQ reception



Enhanced specification
first floor offices and
reception areas



Indurent 105, Wembley.



Siteplan is indicative.



Warehousing that Works.

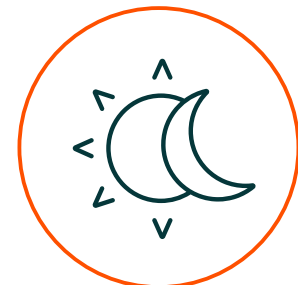
Sustainability.



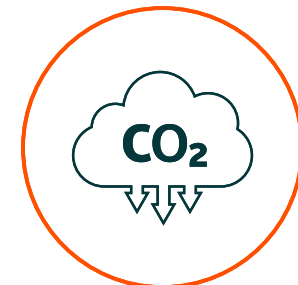
BREEAM UK New Construction 2018 (Shell & Core)
 'Excellent' rating



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 CO₂ 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':

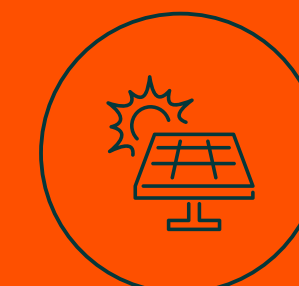


*WATER - 55% SAVING



*ENERGY - 26% SAVING

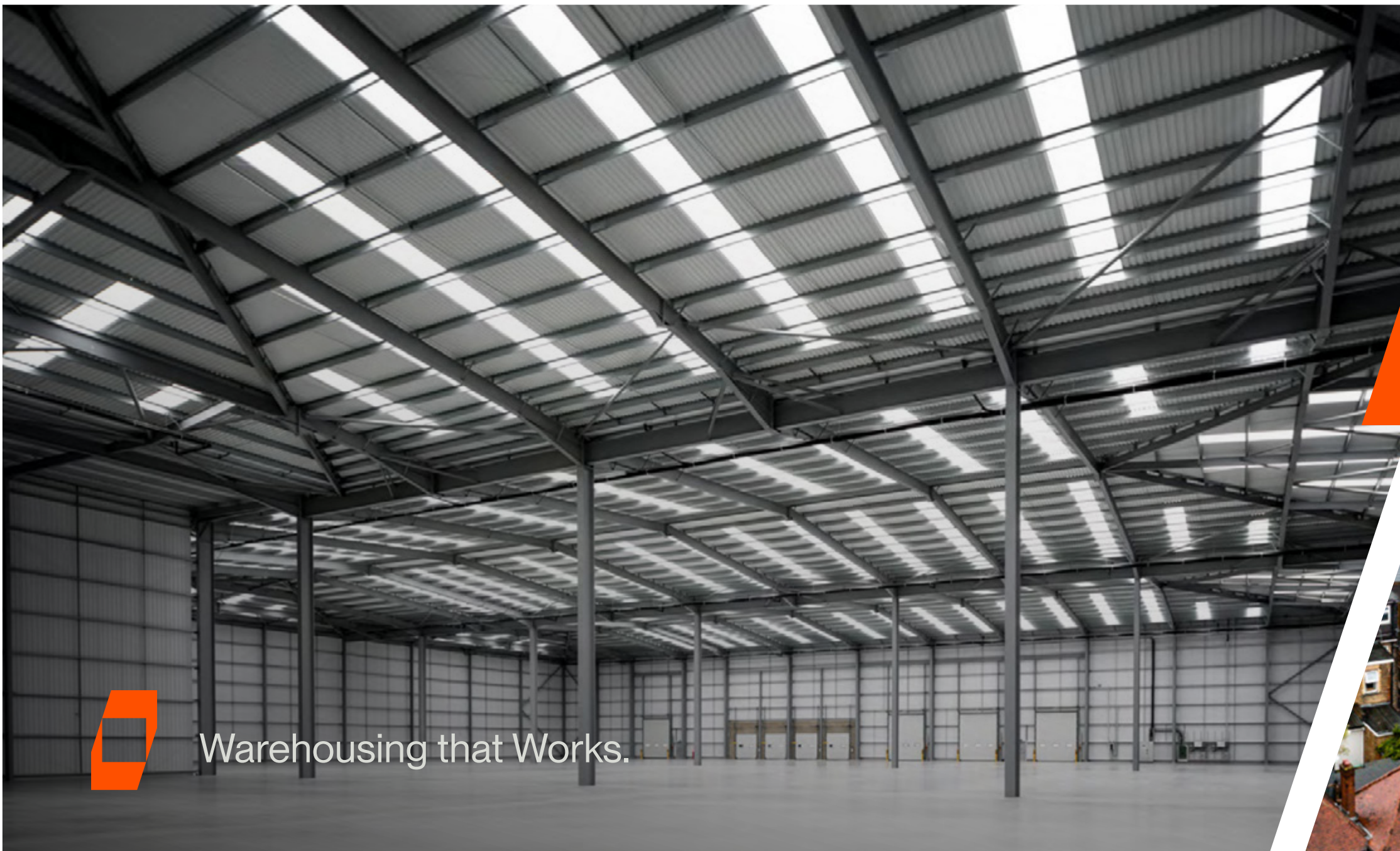
PHOTOVOLTAICS:



- 24 tonnes CO₂ 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	COST SAVING 37%
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	



Warehousing that Works.



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