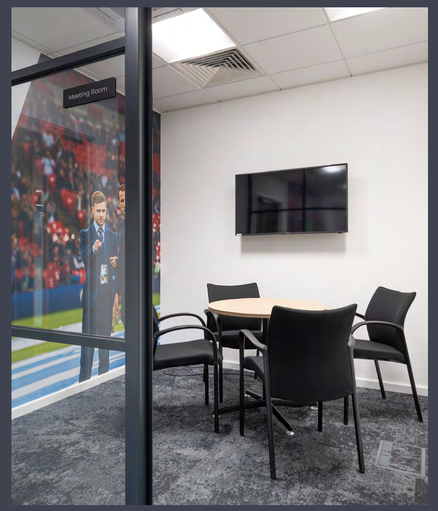
ARCH VIEW HOUSE

FIRST WAY, WEMBLEY HA9 0JD

HIGH QUALITY FULLY FITTED OFFICES IN WEMBLEY PARK
6,300 SQ FT (585 SQ M) TO LET

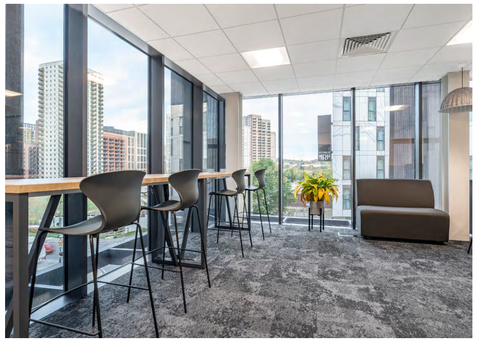
High quality fully fitted offices available for immediate occupation

Arch View House is a highly specified building and the second floor offices benefit from excellent natural light and include 60 open plan workstations, board room, meeting rooms, private offices and kitchen / breakout space.



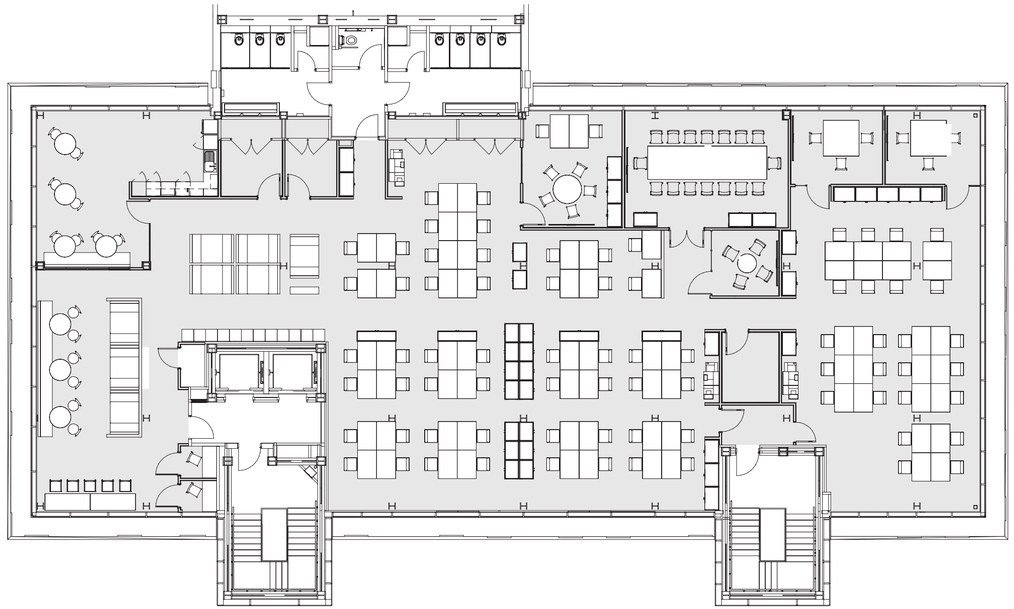
Specification

- Designated office reception
- Occupational density 1:10 sq m
- VRF air conditioning
- 2 x 13 person passenger lifts
- Suspended ceilings
- 2.6m floor to ceiling height
- Raised floors
- Shower / locker facilities and bike store



Contemporary second floor offices 6,300 sq ft (585 sq m)

Measured on a NIA basis.



Second floor plan. Not to scale.

A thriving business, leisure & travel hub

One of the largest regeneration areas in the country and best known for Wembley Stadium, the UK's national sports and entertainment venue.

The area offers excellent transport links via Underground and rail stations. There are an abundance of modern amenities including hotels, restaurants, bars, and the London Designer Outlet for shopping. Open public spaces and regular events make Wembley a vibrant destination for business and leisure.

Travel Times

From Wembley Stadium
(15 minute walk)

Marylebone	10 mins
South Ruislip	11 mins
High Wycombe	23 mins

From Wembley Park
(11 minute walk)

Baker Street	12 mins
Oxford Circus	18 mins
Paddington	21 mins
King's Cross	21 mins
Heathrow	43 mins

From Wembley Central
(25 minute walk)

Marylebone	14 mins
Paddington	21 mins
Euston	26 mins
Oxford Circus	29 mins
Clapham Junction	30 mins

On your doorstep

Retailers

1 **London Designer Outlet**
- ASICS
- Adidas
- Calvin Klein
- Vans
- Tommy Hilfiger
- Tomberland
- Superdry
- Skechers
- Nike
- M&S
- Levi's

2 **Amazon Fresh**
3 **Tesco Express**
4 **Sainsbury's Local**
5 **Co-Op**
6 **Lidl**

Food & Drink

1 **London Designer Outlet**
- Costa Coffee
- Nando's
- Pizza Express
- Pret A Manger
- Subway
- TGI Fridays
- Wagamama
- Zizzi

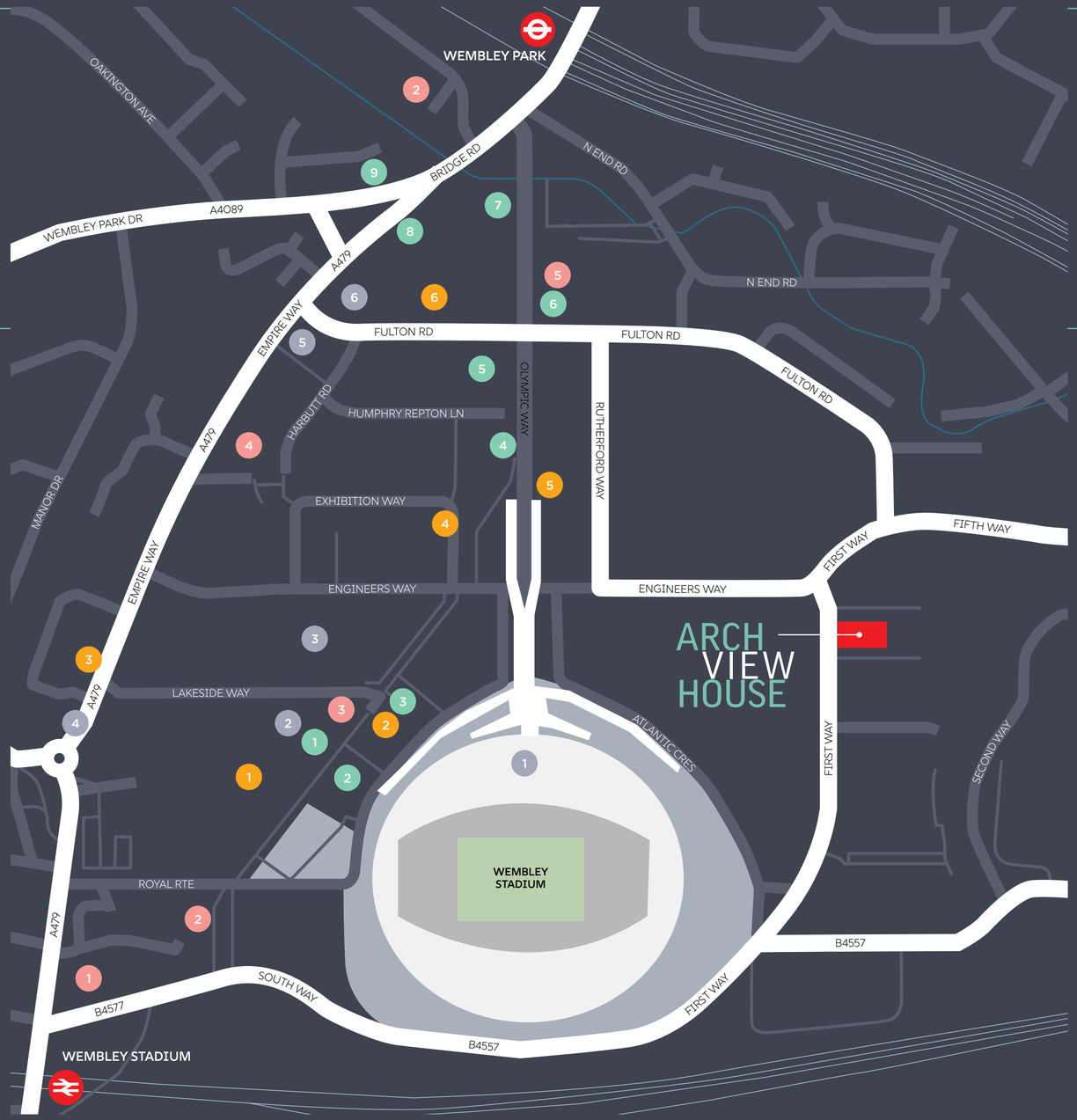
2 The White Horse
3 Itsu
4 Bread Ahead Bakery
5 Boxpark
6 Costa Coffee
7 McDonalds
8 Black Sheep Coffee
9 Stadium Sports Bar

Leisure

1 Wembley Stadium
2 Cineworld
3 OVO Arena
4 The Gym Group
5 Wembley Leisure Centre
6 Troubadour Wembley Park

Hotels

1 Ibis London
2 Premier Inn
3 Hilton London
4 Wembley International
5 Hotel Novotel London



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TERMS

Available on application.

VIEWING

Strictly by appointment through the joint agents.

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