



Wembley Stadium

Quintain Masterplan

Big Yellow

Flannery Plant Hire

Euro Car Parts →

Pink Car Park

Costco

Safestore

Amazon UK →

PROPAGATING
PROGRESS





CAREFULLY DESIGNED

Wembley’s industrial and logistics market is moving forward. The Sidings is the only new flexible Class E(g)(iii)/B2/B8 use in the immediate vicinity. With five buildings across a range of sizes, designed to attract the very best occupiers and create a genuinely vibrant working environment. This is Wembley’s next chapter in industrial and logistics.

4 MVA OF POWER AVAILABLE IN TOTAL ACROSS ALL UNITS

PHASE	DATE
Planning secured	Q2 2026
Units 1-3 construction starts	Q1 2027
Units 1-3 available to occupy	Q4 2027
Unit 4 construction starts	Q4 2027
Unit 4 available to occupy	Q4 2028

GLOBALLY RECOGNISED

Wembley is no ordinary location. A proven logistics address, home to Amazon, Costco and Pickfords, with access to the large and highly skilled workforce across Wembley and Park Royal. World-class entertainment, retail and amenities are on the doorstep, placing The Sidings at the gateway to it all.

WELL-CONNECTED



- 5 MINS

North Circular Road
Park Royal
- 10 MINS

M1
- 25 MINS

M40
- 30 MINS

Central London
Heathrow Airport
M25
- 40 MINS

M4
Slough
- 60 MINS

Gatwick Airport

● LOCAL OCCUPIERS

- 1. Amazon DHA 1
- 2. Amazon DHA 2
- 3. Costco
- 4. Pickfords
- 5. Safestore
- 6. Euro Car Parts

● ENTERTAINMENT & LEISURE

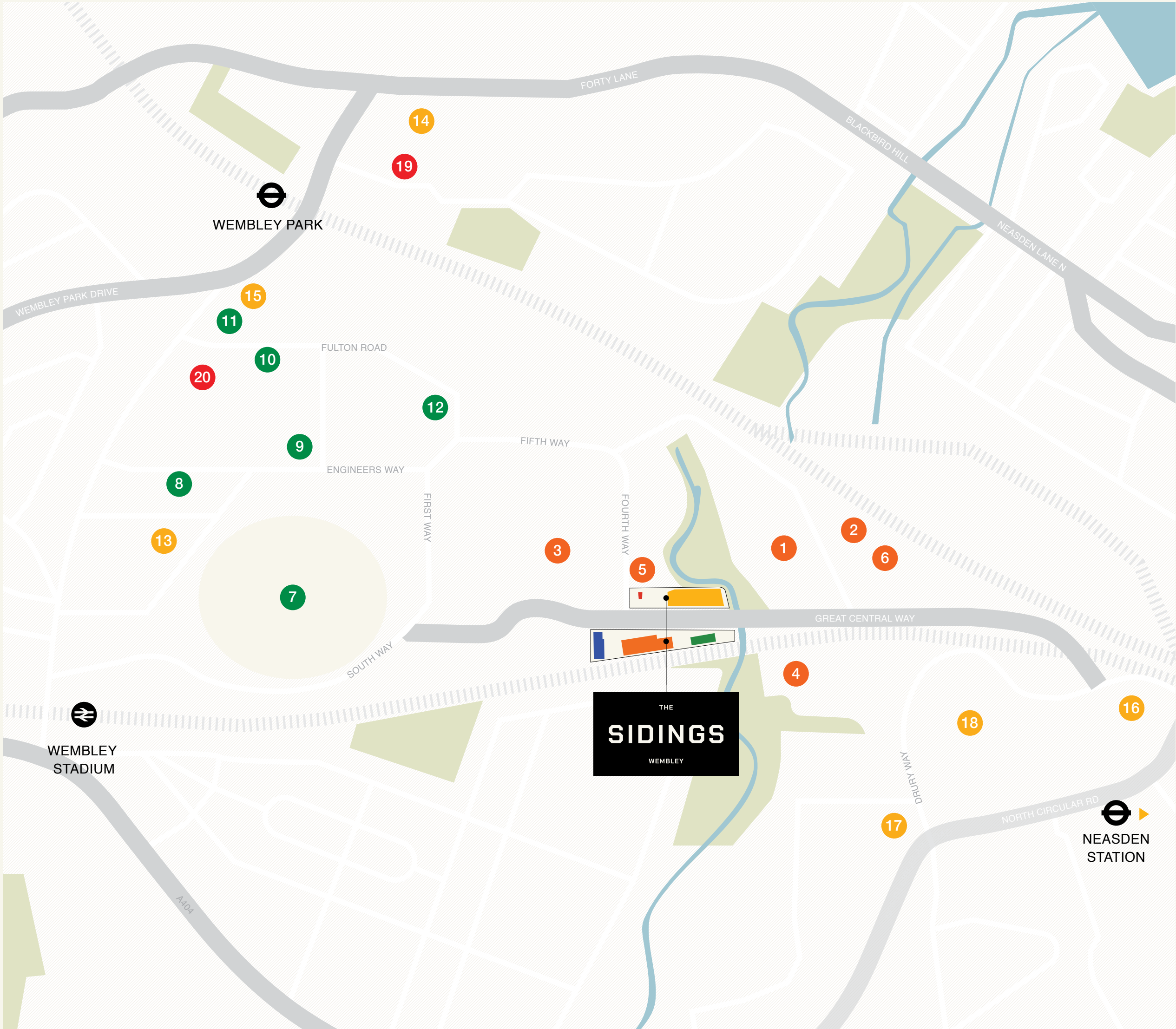
- 7. Wembley Stadium
- 8. OVO Arena Wembley
- 9. Wembley Park Market
- 10. Boxpark
- 11. Troubadour Wembley
Park Theatre
- 12. Bubble Planet London

● RETAIL

- 13. London Designer Outlet
- 14. ASDA Wembley Superstore
- 15. McDonald’s (Wembley Park)
- 16. Tesco Extra
- 17. McDonald’s (Brent Park)
- 18. IKEA

● HEALTHCARE

- 19. Wembley Park Medical Centre
- 20. The Welford Health Centre

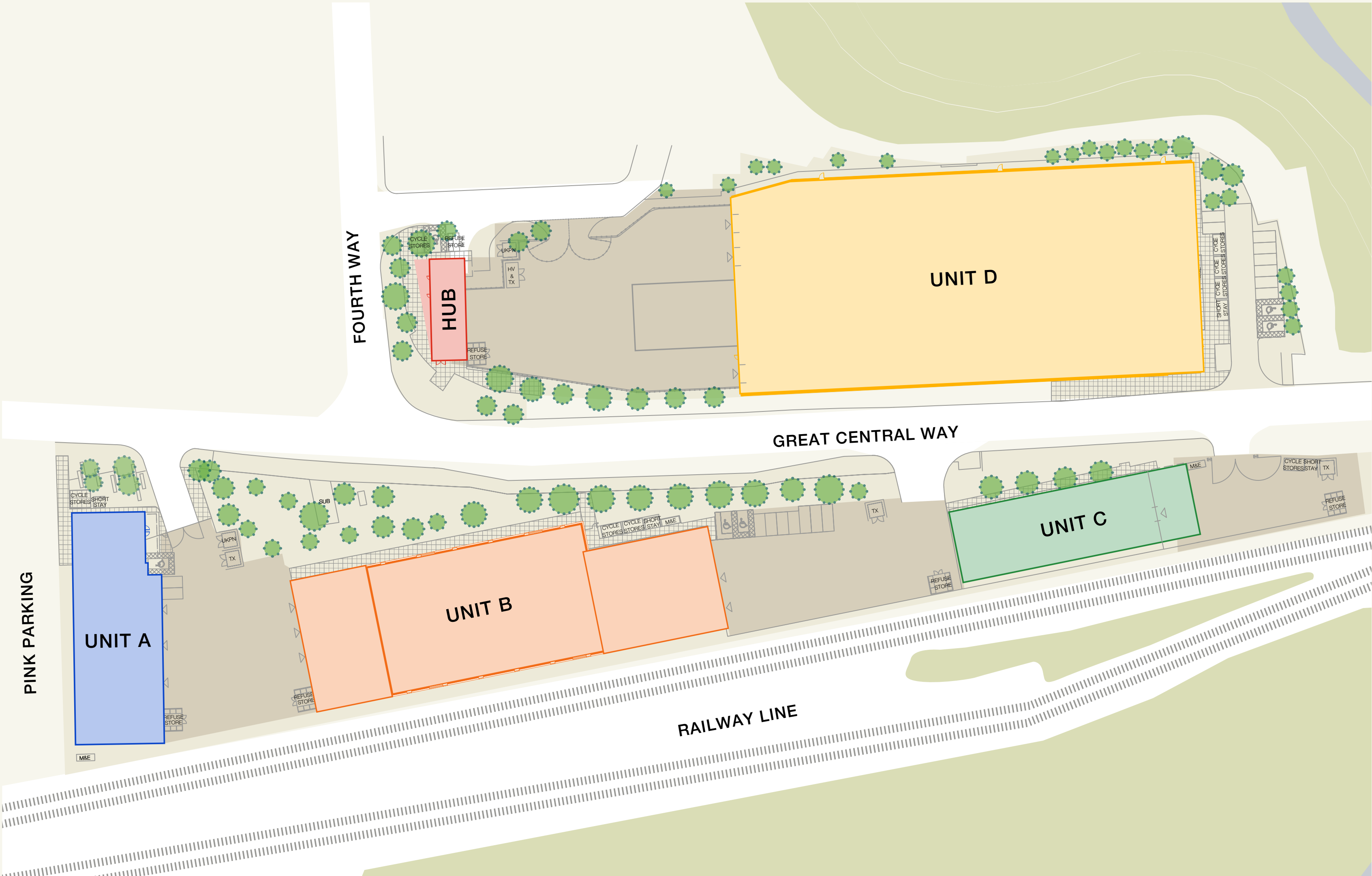


MASTERPLAN

UNIT	CLEAR INTERNAL HEIGHT	GEA (SQ FT)
Unit A (South site)	12.5m	19,972
Unit B (South site)	15m	39,003
Unit C (South site)	12.5m	16,333
Unit D (North site)	15m	71,758
Hub (North site)	—	5,565

KEY FEATURES

The Sidings brings together best-in-class sustainability, integrated landscaping, and on-site amenity through The Hub to create a working environment that goes well beyond the typical industrial scheme. Spread across a North (2.3 acres) and South (2.2 acres) site, every detail has been considered, from building specification to employee wellbeing.





UNIT A

TOTAL	19,972 SQ FT
WAREHOUSE AREA	8,757 SQ FT
GF CORE	1,016 SQ FT
1F OFFICES	2,206 SQ FT
MEZZANINE	7,993 SQ FT
LOADING BAY DOORS	3



FIRST FLOOR



GROUND FLOOR



UNIT B

TOTAL	39,003 SQ FT
WAREHOUSE AREA	26,049 SQ FT
GF CORE	901 SQ FT
1F OFFICES	3,947 SQ FT
MEZZANINE 1	2,783 SQ FT
MEZZANINE 2	5,323 SQ FT
LOADING BAY DOORS	5



FIRST FLOOR



GROUND FLOOR

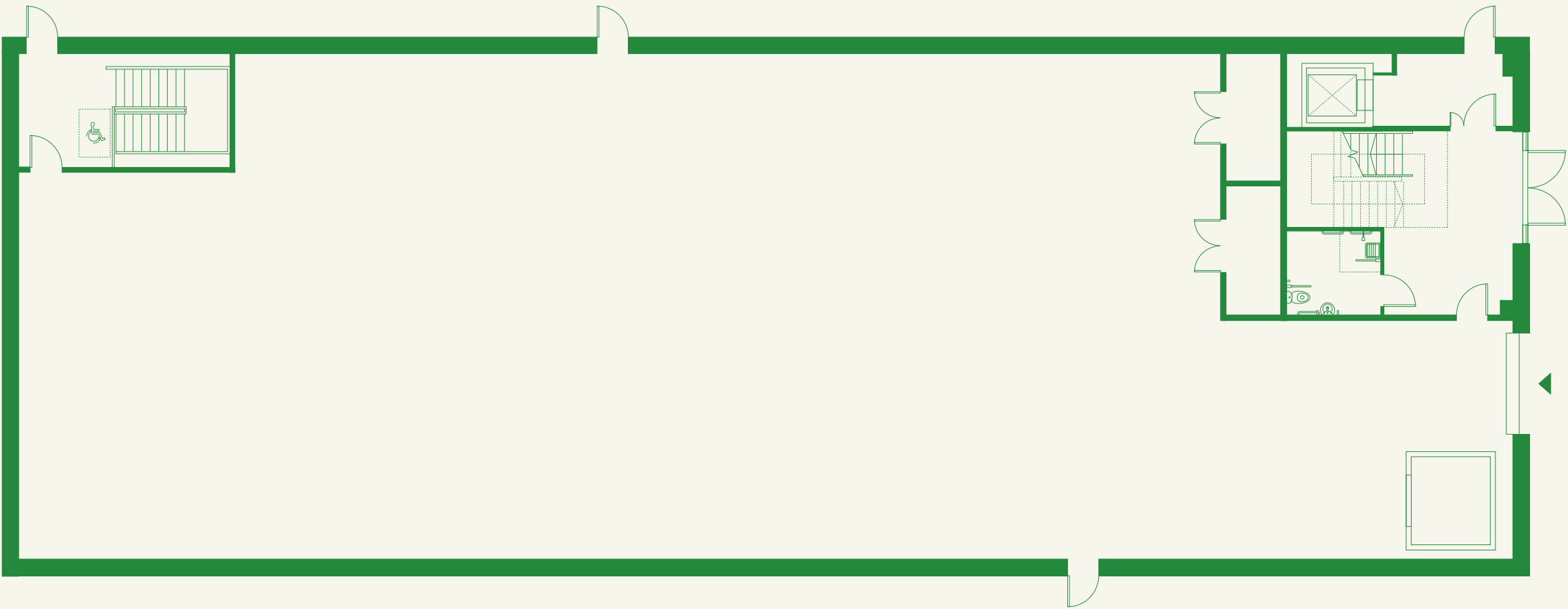


UNIT C

TOTAL	16,333 SQ FT
WAREHOUSE AREA	6,702 SQ FT
GF CORE	794 SQ FT
1F OFFICES	2,063 SQ FT
MEZZANINE	6,774 SQ FT
LOADING BAY DOORS	1



FIRST FLOOR

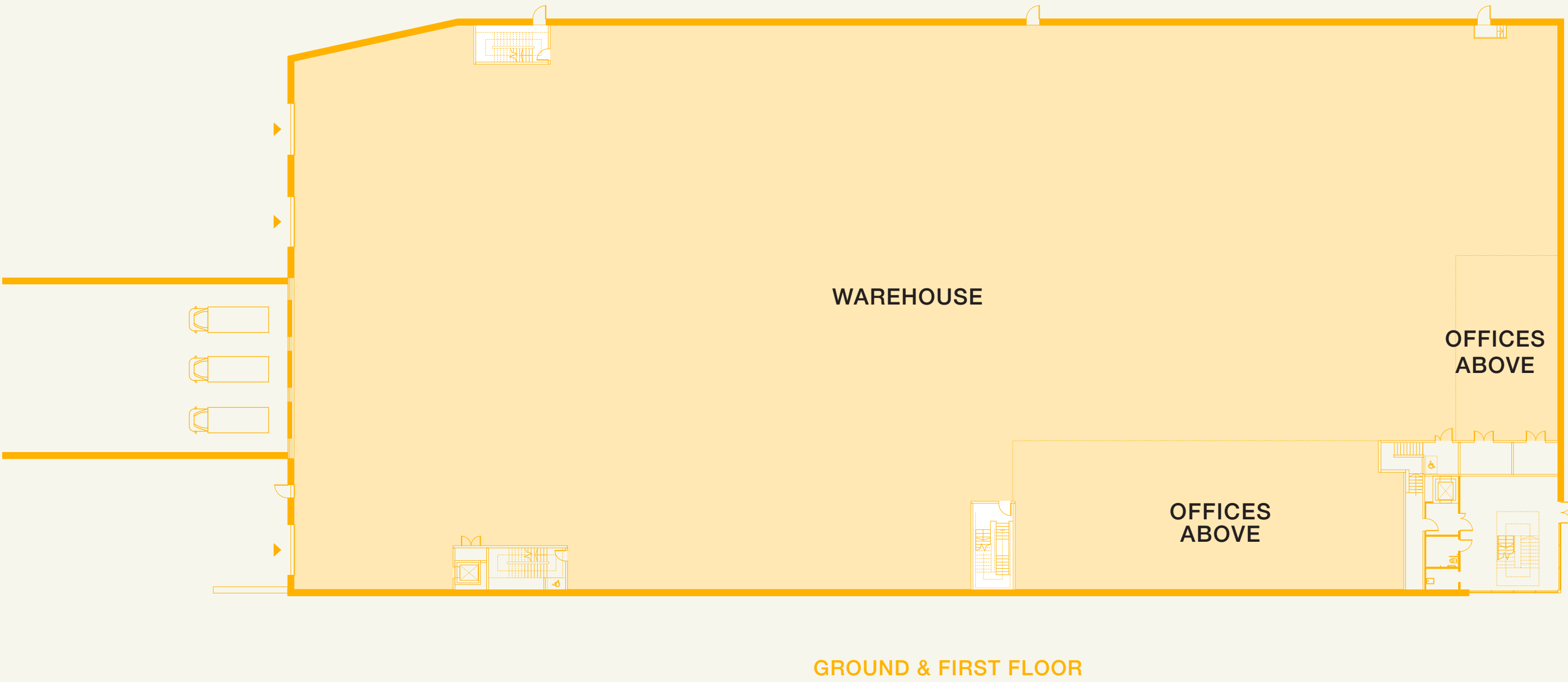


GROUND FLOOR



UNIT D

TOTAL	71,758 SQ FT
WAREHOUSE AREA	47,237 SQ FT
GF CORE	1,663 SQ FT
1F OFFICES	14,487 SQ FT
MEZZANINE	8,371 SQ FT
LOADING BAY DOORS	3
DOCKS	3



DESIGNED FOR A GREENER FUTURE



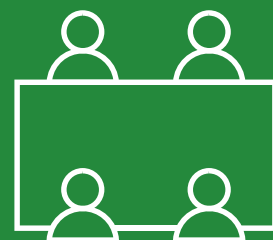
BREEAM OUTSTANDING & EPC A+

The development is built to the highest sustainability standards.



NATURE AT THE DOORSTEP

Direct access to landscaped green spaces supporting wellbeing and outdoor working.



SPACES TO CONNECT

Generous breakout and social areas for collaboration, relaxation and informal meetings.



BIODIVERSITY NET GAIN

A richer ecological environment with 110% habitat unit uplift & 80% hedgerow unit uplift.



45+ CLIMATE-RESILIENT PLANTING SPECIES

Meadows, woodland edge planting, hedgerows, sedum roofs and structural trees supporting year-round biodiversity.



ENHANCED WILDLIFE HABITATS

Creates a connected network of high-quality habitats for nesting, foraging, and shelter.



SUSTAINABLE BUILDING DESIGN

All units fitted with LED lighting, smart metering, 100% electrical heating and enhanced natural light via translucence window slots. Site has a total of 17 EV parking spaces.



GREEN INFRASTRUCTURE

Low-maintenance planting and green infrastructure supporting drainage and long-term sustainability.

BUILT BY BEYOND



Beyond creates inspiring environments that respond to the social and environmental challenges of our world. We imagine and create enhanced places and spaces – where functionality, flexibility and sustainable surroundings deliver modern, healthy and productive environments. Drawing on extensive experience of managing complex development projects, we collaborate with talented people and forge lasting alliances with partners who share our values and ambitions to deliver long-term benefits.



THESIDINGSWEMBLEY.COM

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