



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

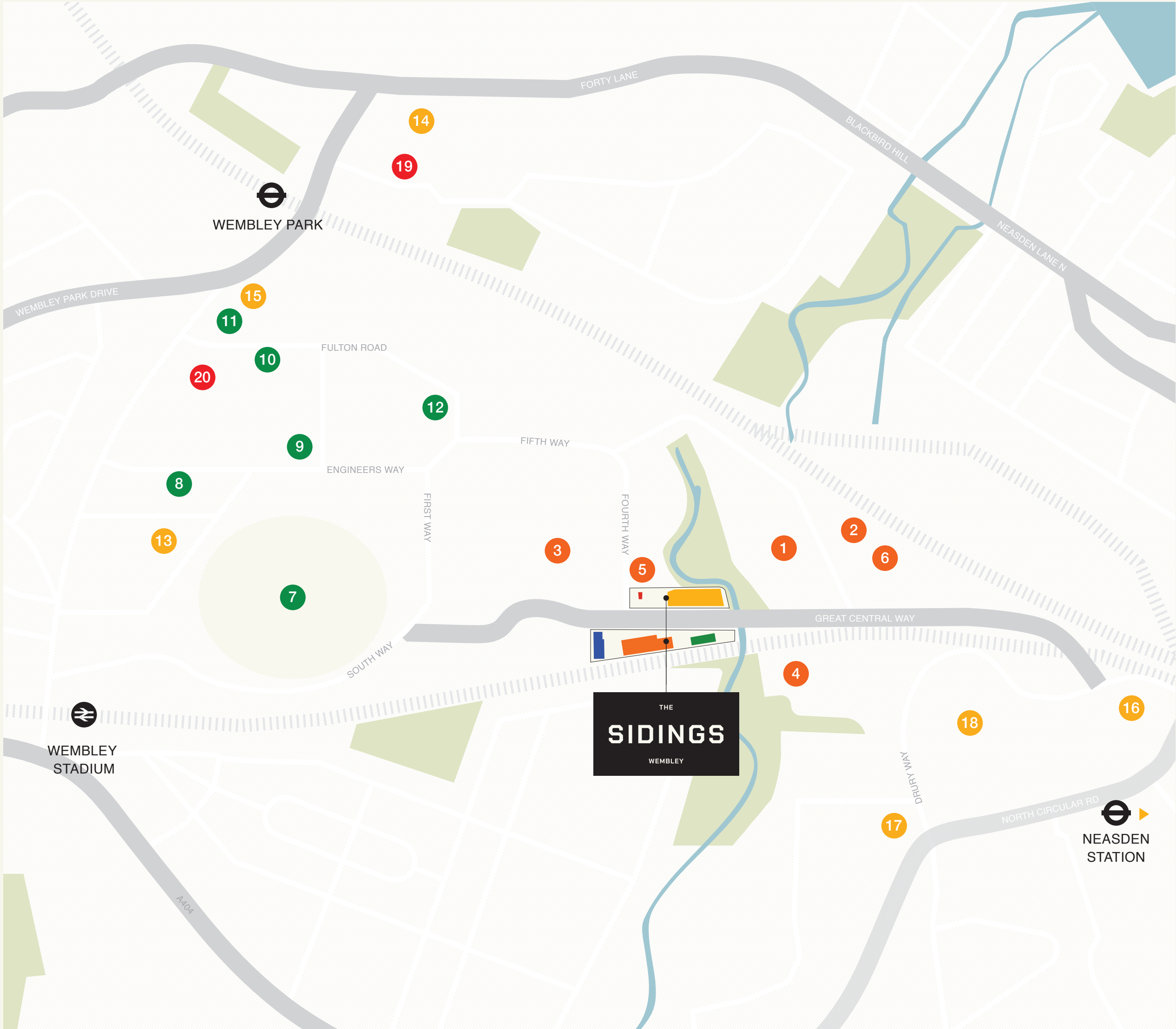
- 7. Wembley Stadium
- 8. OVO Arena Wembley
- 9. Wembley Park Market
- 10. Boxpark
- 11. Troubadour Wembley  
Park Theatre
- 12. Bubble Planet London

● 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

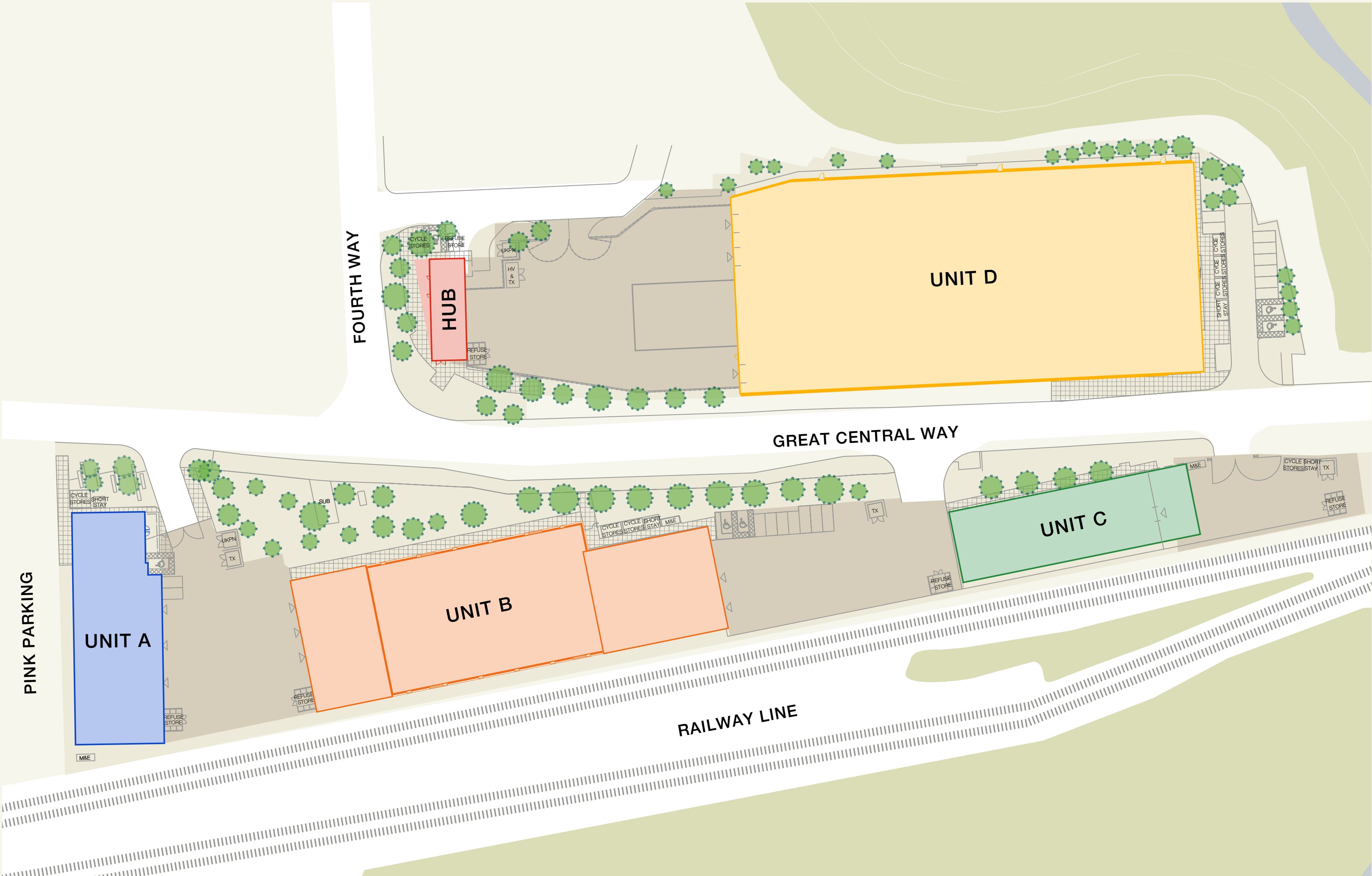


MASTERPLAN

| 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

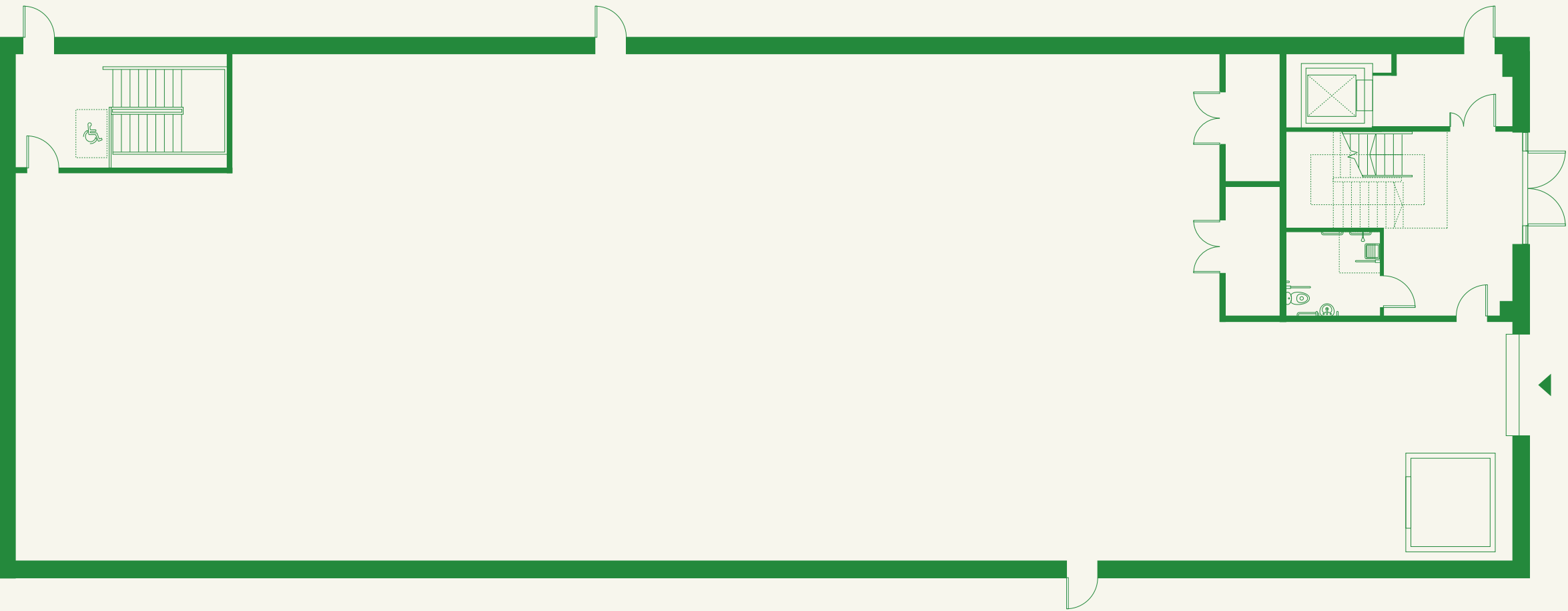


# UNIT C

|                   |              |
|-------------------|--------------|
| 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

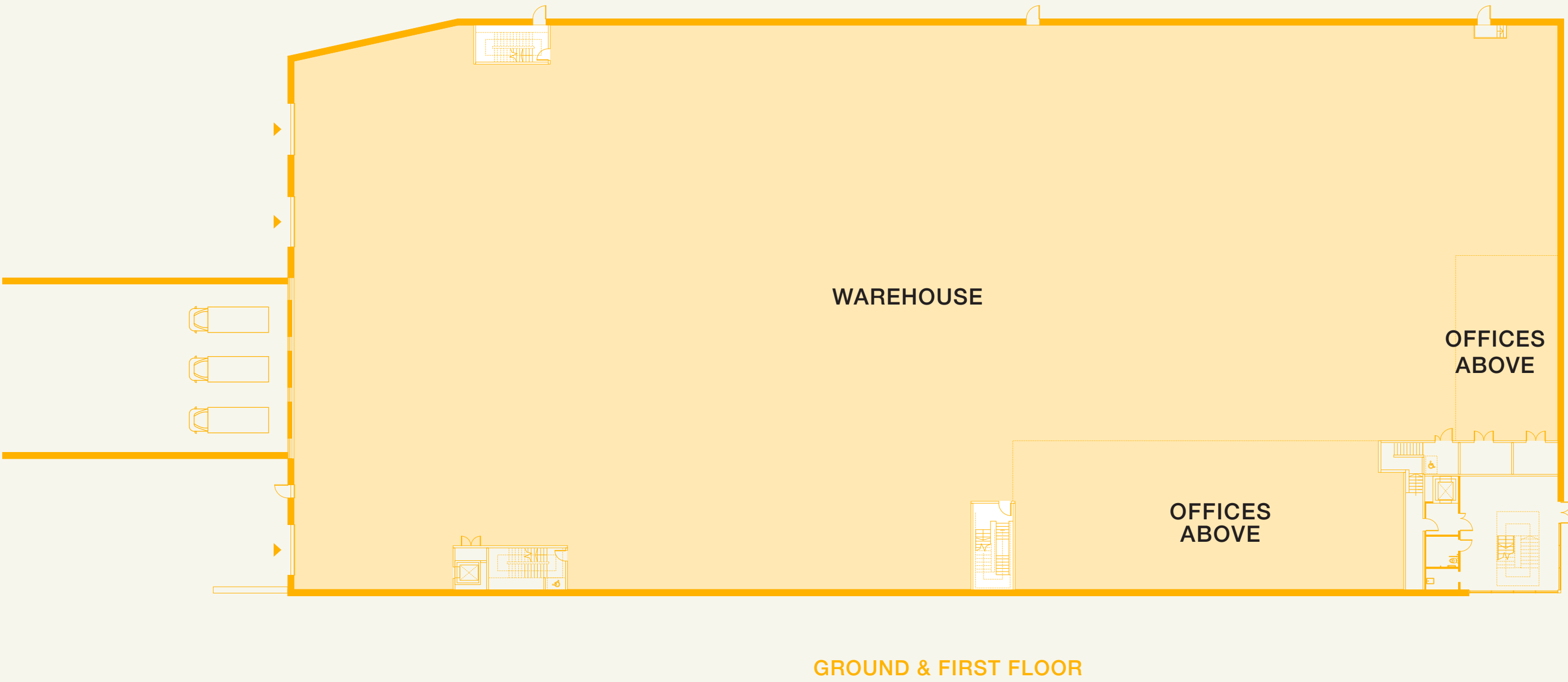


GROUND FLOOR



# 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            |



# 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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