

FOURTH WAY

**13,336 SQ FT
WAREHOUSE /
LOGISTICS UNIT
AVAILABLE SEPTEMBER 2026**

**UNIT 1
FOURTH WAY
WEMBLEY
HA9 0LH**

FACILITY DESIGNED FOR MODERN LOGISTICS AND INDUSTRIAL OCCUPIERS

Ideally situated in Wembley, Fourth Way is a fully refurbished 13,336 sq ft facility designed for modern logistics occupiers. The building has been comprehensively upgraded to deliver a high-quality, ready-to-occupy space, with immediate access to the North Circular and just 9 minutes from the M1 (J1), providing direct connectivity into Central London.





Eaves Height
5.8M



Yard Depth
21 – 25M



Level Access
2



Roof Light
15%



Warehouse Lighting
LED



Power
3 PHASE



**FIRST FLOOR
OFFICE**



**SECURE
YARD**



**LOW SITE
DENSITY**



Car Parking
15



Close Proximity to
A406

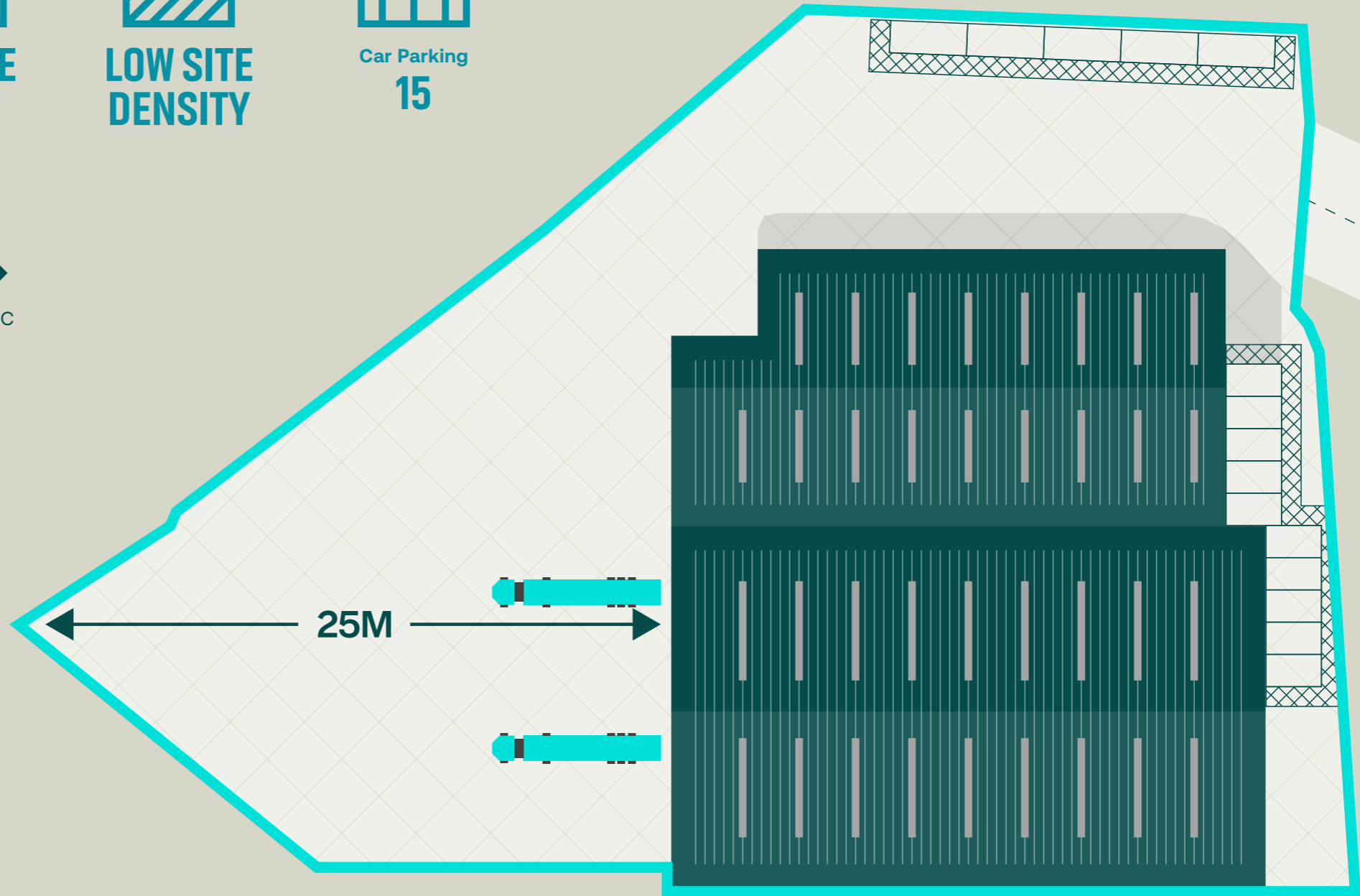


EV Charging
ENABLED



Targeting EPC
B

Measurements in GIA	SQ FT	SQ M
Warehouse	9,805	910.9
Mezz / FF Office	3,533	328.2
Total	13,336	1238.9



13,336 sq ft warehouse undergoing refurbishment to a modern standard. The unit is of two-bay steel portal frame construction, with a minimum clear internal eaves height of 5.8m. To the rear, a large secure yard of 21–25m provides generous loading space, with two automatic roller shutter doors allowing efficient access. A mezzanine within the warehouse connects directly to the office accommodation, offering additional flexible space for a range of uses.



IKEA

FULTON & FIFTH

COSTCO
CO.UK

Dhamecha

Charlie Bigham's

europa snacks

BOXPARK

amazon

Pickfords

EUROTYRES

YRK
CO-LIVING

access
SELF STORAGE

NORTH ACTON



WEMBLEY STADIUM

CENTRAL LONDON

STADIUM BUSINESS CENTRE

FW



Leyland



WEMBLEY STADIUM
5 MINS →

amazon



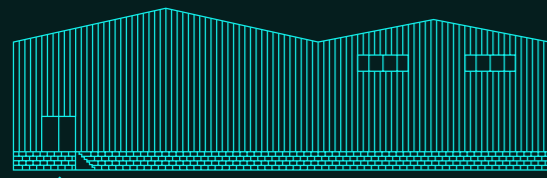
NEASDEN
9 MINS ←



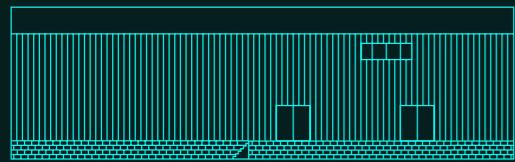
WEMBLEY PARK
4 MINS ↘

FOURTH WAY

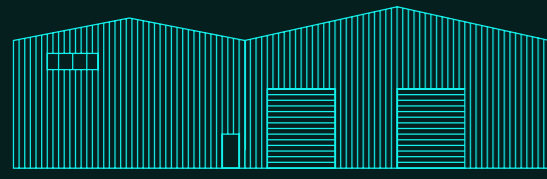
LAST MILE INDUSTRIAL ADDRESS



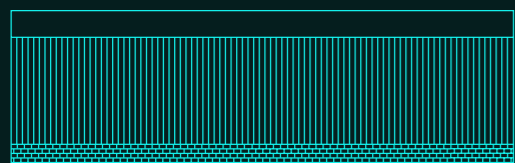
- NATURAL LIGHTS
- SILVER CLADDING
- FIRE ESCAPE



- ROOF LIGHTS 15%
- FF OFFICE
- FIRE ESCAPE



- LED LIGHTING
- 2X LEVEL LOADING DOORS



- 3-PHASE POWER SUPPLY

Fourth Way occupies a premier position at the intersection of the A406 and J1 M1, perfectly bridging the gap between London and the UK's Innovation Arc. This unparalleled connectivity places 90% of the UK population within a four-hour drive, cementing its status as one of the nation's most strategic logistics hubs.

The location is a proven destination for global leaders. Amazon, Costco, IKEA, Tesco, Selco, Screwfix and ASDA have already established a significant

presence here, drawn by the rare combination of rapid motorway access and a deep local labour pool. Fourth Way carries this momentum forward, offering a next-generation specification tailored to modern operational demands.





Location

Location	Time	Miles
Oxford Street	30 mins	8
City of London	40 mins	10
Milton Keynes	55 mins	50
Oxford	60 mins	51



Roads

Roads	Time	Miles
A406	5 mins	1.4
M1 J1	9 mins	3.9
A41	9 mins	4.5
A40	12 mins	4.8



Airports / Ports

Airports / Ports	Time	Miles
Heathrow Airport	24 mins	15
Luton Airport	35 mins	29
London City Airport	40 mins	26
London Gateway Dock	55 mins	42





*Indicative CGI of the refurbished warehouse and 1st floor office / mezzanine.

REFURBISHMENT

Refurbishment works start on site in June 2026, available September 2026.

FOURTH WAY

TERMS

Available on a new full repairing and insuring lease with full quoting terms available from the agents.

USE

The site has consent Industrial Uses falling under E (G) (iii), B2 & B8 use classes.

BUSINESS RATES

Interested parties should make their own enquiries via the government business rates website for the latest rating information.

TIMING

The site is available from Q3 2026 for occupation following a comprehensive refurbishment of the site.

CONTACT

For more information, please contact:

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