

# TO LET WORKSPACES IN LONDON



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WEMBLEY

 BizSpace Wembley, 284 Water Rd, London HA0 1HX

From **£4,899.96**  
Per Annum



Property Type

**SERVICED OFFICE**



Size

**70-700 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**WEMBLEY**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



Alperton Underground (0.5 miles)  
Stonebridge Park Underground (0.6 miles)  
Stonebridge Park Train (0.6 miles)

### Local Amenities



Shurgard Self Storage Alperton Park Royal (1.7 miles)  
OVO Arena Wembley (3.6 miles)  
Wembley Stadium (4 miles)

### VAT Applicable



NO

### Rateable Value

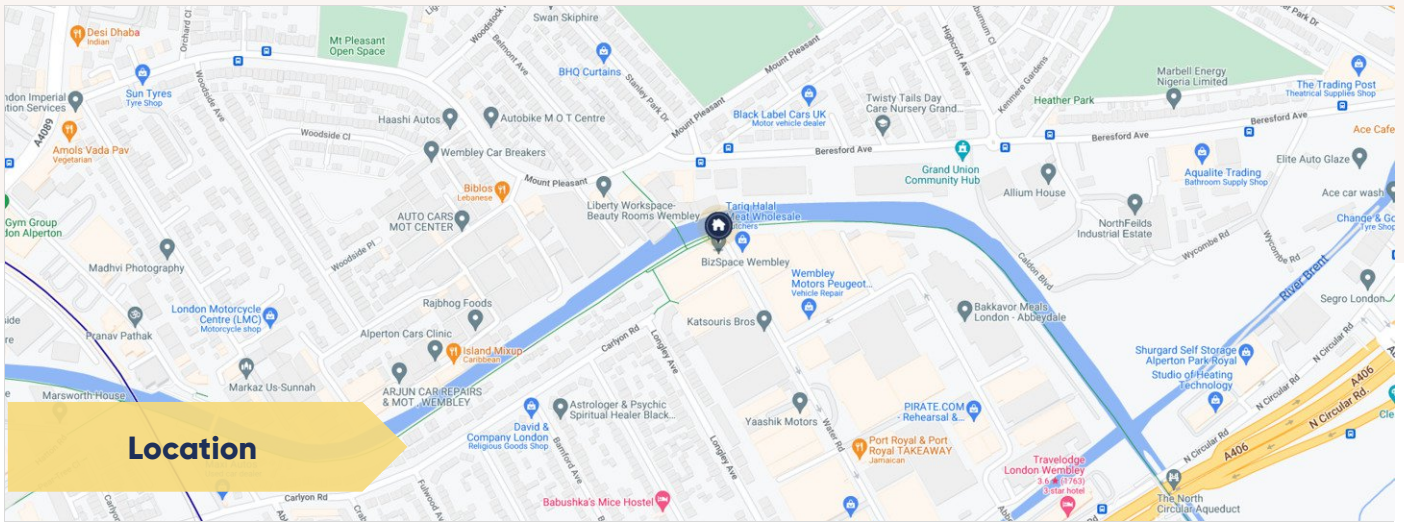


TBC

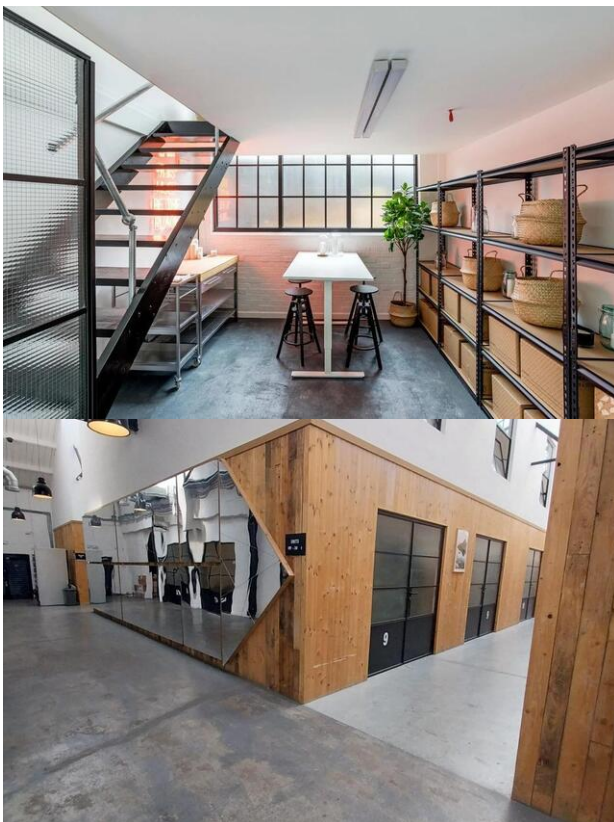
### EPC



C



Location



### Additional Information

A mix of available small units to rent in Wembley, overlooking the Grand Union Canal and close to thriving shops, cafes, and the iconic Wembley Stadium, make it the perfect base if you're looking for workspaces in London.

BizSpace Wembley is a beautiful blend of traditional building and modern architecture. Exposed brick walls, bright glass atriums and wooden tones set the scene for our versatile workspaces that can support your business however you need.

With plenty of great on-site facilities, including a communal kitchen and manned reception, it's the perfect place to kickstart your business or transition smoothly to a new office. The office studios come furnished so moving in is simple.

Small industrial units come ready for you to make your mark on them, and our enthusiastic team is here to help you kit out the space with whatever you need. So, whether you're running an artist's studio, a small warehouse for your online shop, or a furniture repair workshop, your workspace will be exactly what you need.

## ACCOMMODATION SCHEDULE

Unit Name	Unit Area (SQFT)	New Starting Price	Availability Date
Unit 10	700	£2,041.67	Immediate
Unit 21	500	£1,458.33	Immediate
Unit 22	700	£2,041.67	Immediate
Unit 25	500	£1,458.33	Immediate
Unit 37	700	£2,041.67	Immediate
Unit 39	120	£450.00	Immediate
Unit 62	70	£408.33	Immediate
Unit 63	70	£408.33	Immediate
Unit 64	70	£408.33	Immediate
Unit 66	70	£408.33	Immediate

Prices above include; building insurance, service charge, utilities and IT basic package.  
 £95 set up / admin fee to be charged on first month invoice.  
 Office cleaning available at additional costs  
 Business rates management at additional costs  
 IT packages below

Service	Download Speed	Upload Speed	Activity	Users*	Cost (Month)
Standard	10 Mbps	2.5 Mbps	Email/Web browsing	104	Included
Premium Gold (100 Mbps)	100 Mbps	10 Mbps	Video calls/social media Frequent File Sharing	5-10	£29.99
Premium Elite (200 Mbps)	200 Mbps	20 Mbps	All the above & 4K/HD Streaming	11+	£44.99

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