



**TO LET SHORT TERM**

**Office Space**

**1668 sq m (17,957 sq ft)**

**Ujima House, 388 High Road, Wembley HA9 6AR**



**By Informal Tender**

**Contact: William Drake**

**Property Services**

**London Borough of Brent**

**Tel: 0208 937 2680 Mob: 07786 703 026 or 0208 937 1398**

**Email: [william.drake@brent.gov.uk](mailto:william.drake@brent.gov.uk)**

**[www.brent.gov.uk/salesandlettings](http://www.brent.gov.uk/salesandlettings)**

## Site Location Map



## Location

The premises is located on the north side of the Wembley High Road, between Park Lane and Wembley High Road. Wembley Stadium and Arena are a short walk away. The town centre is to the west and contains a wide variety of national and individual retailers including shops, restaurants and bars.

Wembley High Road is served by a number of bus routes. Wembley Stadium and Wembley Central stations offer intercity and local train services, while Wembley Central offers access to the Bakerloo London Underground train.

## Description

The premises comprise of a five storey purpose-built office building.

The internal accommodation on each floor is currently broken down into several partitioned offices, meeting rooms and break out spaces. There are also kitchen facilities on each floor. The offices benefit from air conditioning, CAT II lighting, underfloor trunking, good ceiling height and natural light. There are two passenger lifts serving all floors, and male, female and disabled WC in the common areas.

There are 30 car parking spaces.

## Accommodation

Ground Floor	3,560 sq ft	(330.72 sq m)
First Floor	3,928 sq ft	(364.89 sq m)
Second Floor	3,866 sq ft	(359.13 sq m)
Third Floor	4,045 sq ft	(375.8 sq m)
Fourth Floor	3,866 sq ft	(359.13 sq m)

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**Total Area** **17,957 sq ft (931.5 sq m)**

## Condition

The building is generally in a good condition. Electricity, gas and water are connected to the property.

## Energy Performance Certificate

This is currently being prepared.

## Current Planning Use

The premises are currently being used B1 (business) and D1 (education) use class within the Town & Country Planning (Use Classes) Order 1987.

## Occupier Rates Payable

The property is assessed for National Non Domestic Rates. RV £214,500.

## Rental

A rental guide price of £100,000 per annum exclusive of rates, and outgoings.

## Costs

Incoming tenant to be responsible for the Councils legal costs which will be in the region of £1000, Surveyors costs will be £1000.

## Lease Offer

The property is offered on a 2 year contracted out lease. The lease will not offer security of tenure to the prospective occupant as section 24-28 of the Landlord & Tenant Act 1954 (Part II) will be not be included.

The indicative rental guide of £100,000 per annum is provided, offers will be considered.

The property is offered on a full repairing basis, the tenant will be required to reimburse the Landlord for the cost of building insurance paid by the landlord.

Parties should make their offers by completing the online application form.

The prospective tenant will be required to provide satisfactory references such as:

- A bank reference to support the financial offer for the property
- A previous landlord's reference or a trade reference
- A professional reference (accountant, solicitor etc.)

### **Proposed Lease Terms**

Tenure

1. The Council is offering a lease for up to 2 years on a contracted-out basis. There will be the option to break the lease at 18 months.
2. The lease will be on a full repairing and insuring terms with the Council covering the insurance under its block policy and recovering the premium from the prospective tenant.
3. The prospective tenant will be required to maintain the property in good order.
4. The prospective tenant will not be permitted to sub-let the property.
5. The lease will be entered into on the Council's standard terms.
6. The lease will contain such terms as the Borough Solicitor considers appropriate.

### **Viewing and further details**

Viewing of the property will be strictly by appointment.

Please contact William Drake to arrange a viewing.

Tel: 0208 937 2680 Mob: 07786 703 026

[william.drake@brent.gov.uk](mailto:william.drake@brent.gov.uk)

or James Young on 0208 937 1398

### **Offers**

Interested parties should note that the Council will need to be fully satisfied that any tenant has a track record and sufficient capability and experience to lease and operate the property.

Offers are invited for the property by completing the online application form available at:

<http://www.smartsurvey.co.uk/s/UjimaHouse/>

All offers are subject to contract and Council Committee approval.

The Consumer Protection from Unfair Trading Regulations 2008.

The Council give notice that:-

1. The above information does not constitute part of an offer or contract.
2. The areas and measurements contained within these particulars and the accompanying plan are approximate figures only and no warranty is given as to their accuracy. Applicants should satisfy themselves as to building unit areas and other matters of measurement from their own surveys. These details do not form part of any contract.
3. All statements contained therein are made without responsibility on the part of the London Borough of Brent and its employees and should not be relied upon as statements or representation of fact. Applicants must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars and the accompanying plans.
4. The London Borough of Brent and its employees do not give any warranty whatsoever in relation to the buildings. The property is offered as seen with all latent and patent defects and neither the London Borough of Brent nor its employees warrant that it is suitable for any proposed use.
5. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.
6. The Council is not obliged to accept the highest or any other offer for the property.



Reception area



Kitchen break out area



Office space



Office space