

# ZENITH 105 WEMBLEY



347 EALING ROAD, WEMBLEY HA0 1BH

///DENT.REPLY.TRUCKS

EPC A  
rating

Rated EPC A



0.5 miles from A406/  
A40 intersection



Roof mounted  
solar panels



EV charging points

A NEW HIGH QUALITY LOGISTICS/DISTRIBUTION DEVELOPMENT  
IN AN ESTABLISHED WEST LONDON LOCATION

**ZENITH 105: 105,201 SQ FT (9,773 SQ M)**

AVAILABLE FOR IMMEDIATE OCCUPATION

# High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Zenith 105** is a new **logistics/distribution** development located in **Wembley, West London.**

## An ideal location for the West London

The site spans 4 acres and consists of a single unit comprising 105,201 sq ft. Zenith 105 is situated in close proximity to Park Royal (1.5 miles), Europe's largest multi-owned industrial estate and London's primary industrial area. Park Royal is occupied by a number of international companies and supports 1,700 businesses and employs 43,100 workers across a range of sectors such as food production and distribution, logistics, manufacturing, wholesale, filming studios and automotive.



# You're well-connected

Zenith 105 sits prominently on Ealing Road, within an established industrial zone. Ealing Road then connects directly onto Hanger Lane and the A40 and A406 interchange, which provides advantageous access to West and Central London as well as the M40 and M25. The scheme also benefits from a vast range of amenities and public transport links which are all within walking distance.

**ALPERTON STATION**  
0.5MILES

**A406/A40**  
INTERSECTION  
0.5MILES

**EALING ROAD**

**HANGER LANE**



2

1

CAR ACCESS

HGV ACCESS



5



7



8

6



9

4

## LOCAL OCCUPIERS

- 1 ACCESS SELF STORAGE
- 2 SAINSBURY'S PETROL STN.
- 3 PARK ROYAL IND. ESTATE
- 4 BIG YELLOW SELF STORAGE
- 5 ESSO PETROL STATION
- 6 ALPERTON SPORTS GROUND
- 7 MCDONALD'S
- 8 HOTEL "FOX & GOOSE"
- 9 WICKES



FITNESS



HOTELS



SUPERMARKETS



FUEL STATIONS



RESTAURANTS

# You're well-connected

**ZENITH**  
105  
WEMBLEY



PLACES	DISTANCE	JOURNEY
NORTH CIRCULAR	0.5 MILES	6 MINS
M4	3.5 MILES	13 MINS
M1	5 MILES	11 MINS
WEST END	9.5 MILES	32 MINS
CENTRAL LONDON	10 MILES	32 MINS
M25	15 MILES	30 MINS

AIRPORTS	DISTANCE	JOURNEY
HEATHROW	11 MILES	24 MINS
LUTON	31 MILES	38 MINS
STANSTED	43 MILES	1 HR 3 MINS
GATWICK	55 MILES	60 MINS

SOURCE: RAC.CO.UK/ROUTE-PLANNER

**DRIVE TIMES**

15 Mins 30 Mins 45 Mins

**REGIONAL** **LONDON** **LOCAL**

# You're well-connected

ZENITH  
105  
WEMBLEY



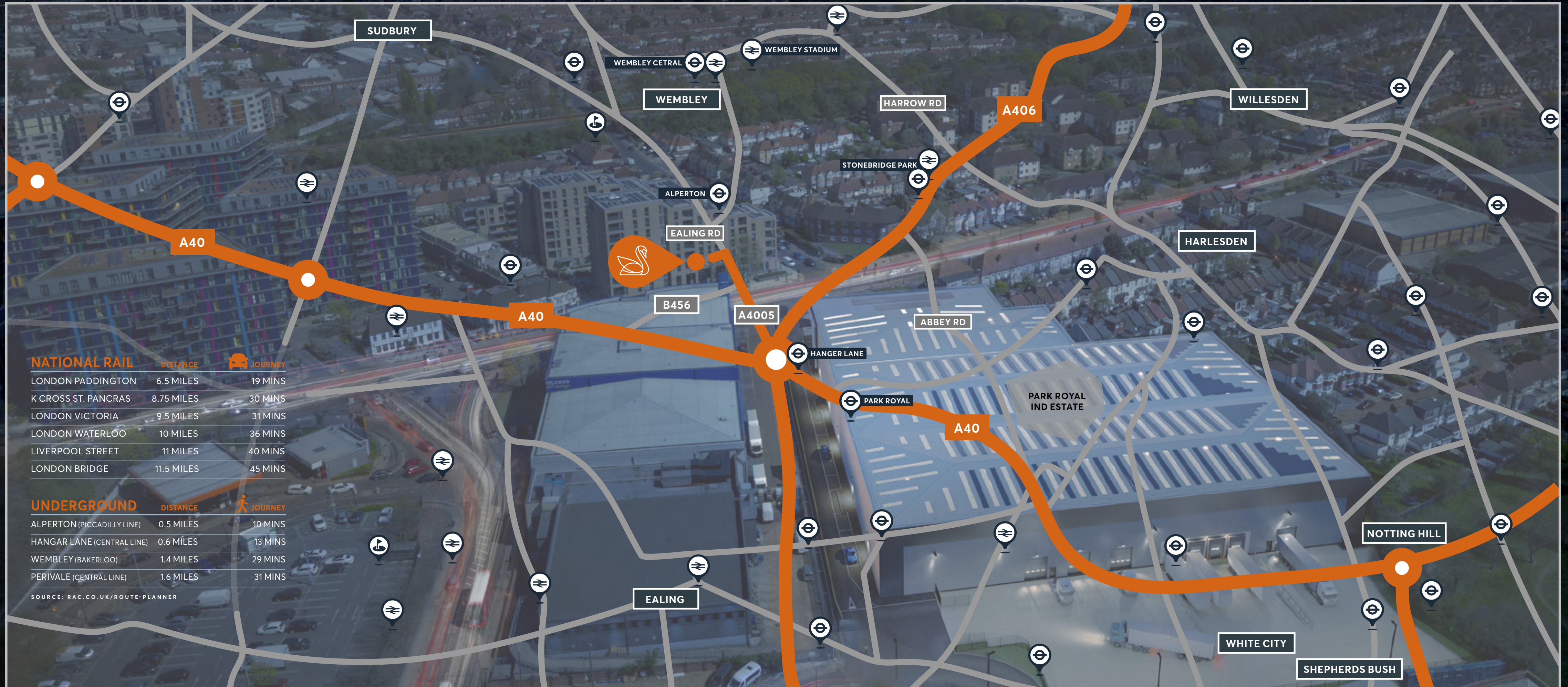
REGIONAL

LONDON

LOCAL

# You're well-connected

**ZENITH  
105  
WEMBLEY**



**NATIONAL RAIL**

	DISTANCE	JOURNEY
LONDON PADDINGTON	6.5 MILES	19 MINS
K CROSS ST. PANCRAS	8.75 MILES	30 MINS
LONDON VICTORIA	9.5 MILES	31 MINS
LONDON WATERLOO	10 MILES	36 MINS
LIVERPOOL STREET	11 MILES	40 MINS
LONDON BRIDGE	11.5 MILES	45 MINS

**UNDERGROUND**

	DISTANCE	JOURNEY
ALPERTON (PICCADILLY LINE)	0.5 MILES	10 MINS
HANGAR LANE (CENTRAL LINE)	0.6 MILES	13 MINS
WEMBLEY (BAKERLOO)	1.4 MILES	29 MINS
PERIVALE (CENTRAL LINE)	1.6 MILES	31 MINS

SOURCE: RAC.CO.UK/ROUTE-PLANNER

REGIONAL

LONDON

LOCAL

# Schedule of accommodation

ZENITH 105	
WAREHOUSE	90,322 SQ FT (8,391 SQ M)
OFFICE	14,879 SQ FT (1,382 SQ M)
<b>TOTAL</b>	<b>105,201 SQ FT (9,773 SQ M)</b>
YARD DEPTH	35 M
CLEAR INTERNAL HEIGHT	12 M
LEVEL LOADING DOCKS	4
DOCK LOADING DOORS	4
FLOOR LOADING	50kN SQ/M
HGV PARKING	23
CAR PARKING SPACES	52
EV CHARGING POINTS	16
POWER	810 kVA

\*All floor areas are approximate gross external areas.



## WAREHOUSE



BREEAM  
'Excellent'



50 kN sq/m  
floor loading



EPC  
A rated



15% roof  
lights

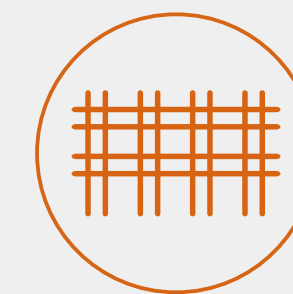
## EXTERNAL



Unrestricted  
access



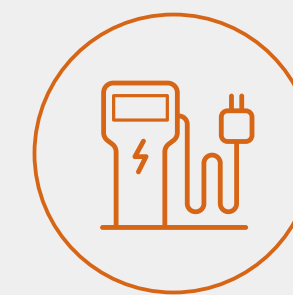
Secured entrances  
independent gates



Perimeter paladin  
estate fencing



Yard depth



EV car  
charging

## OFFICES



LED lighting with  
smart control



Grade open  
plan office



VRF heating and  
comfort cooling



Glazed  
HQ reception

**ZENITH  
105  
WEMBLEY**



Site plan is indicative.



# Sustainability

BREAAM UK New Construction  
2018 (Shell & Core)




'Excellent'  
rating

Energy Performance Certificate

EPC A  
rating

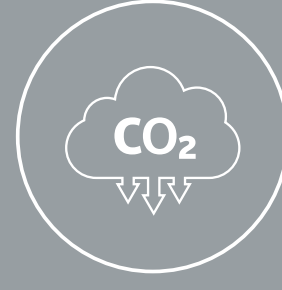
A Rating for excellent  
energy performance

Natural Light



Optimised use of natural  
light with 15% roof lights and  
excellent office visibility

Renewable Technologies



Solar PVs and air source heat  
pumps provide reduced energy  
consumption and CO2 emissions

**BREAAM 'EXCELLENT':**




**\*WATER -  
55% SAVING**




**\*ENERGY -  
26% SAVING**

Responsible Sourcing




Assured construction materials  
with low environmental,  
economic and social impact

Electric Vehicle Charging



16 charging points provided  
with provision for to future-proof  
occupier fleet requirements

Water Regulation Technologies



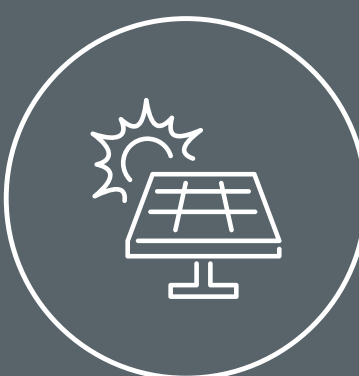
Efficient sanitary-ware with  
low flow rates to reduce  
water consumption

Sustainable Materials




Reduce energy consumption  
and environmental impact over  
the life cycle of the building

**PHOTOVOLTAICS:**




- 84 TONNES CO2 EMISSIONS AVOIDED PER ANNUM
- WILL GENERATE 178,512 KWH PER ANNUM
- £35,538 ANNUAL ENERGY COST SAVINGS

Bicycle Spaces




Ample spaces in covered  
shelters encourages  
environmental travel

Enhanced Cladding




Delivering superior  
energy performance to  
reduce running costs

Energy Metering Technology



Allows occupiers to  
pro-actively manage  
their energy consumption

Led Lighting



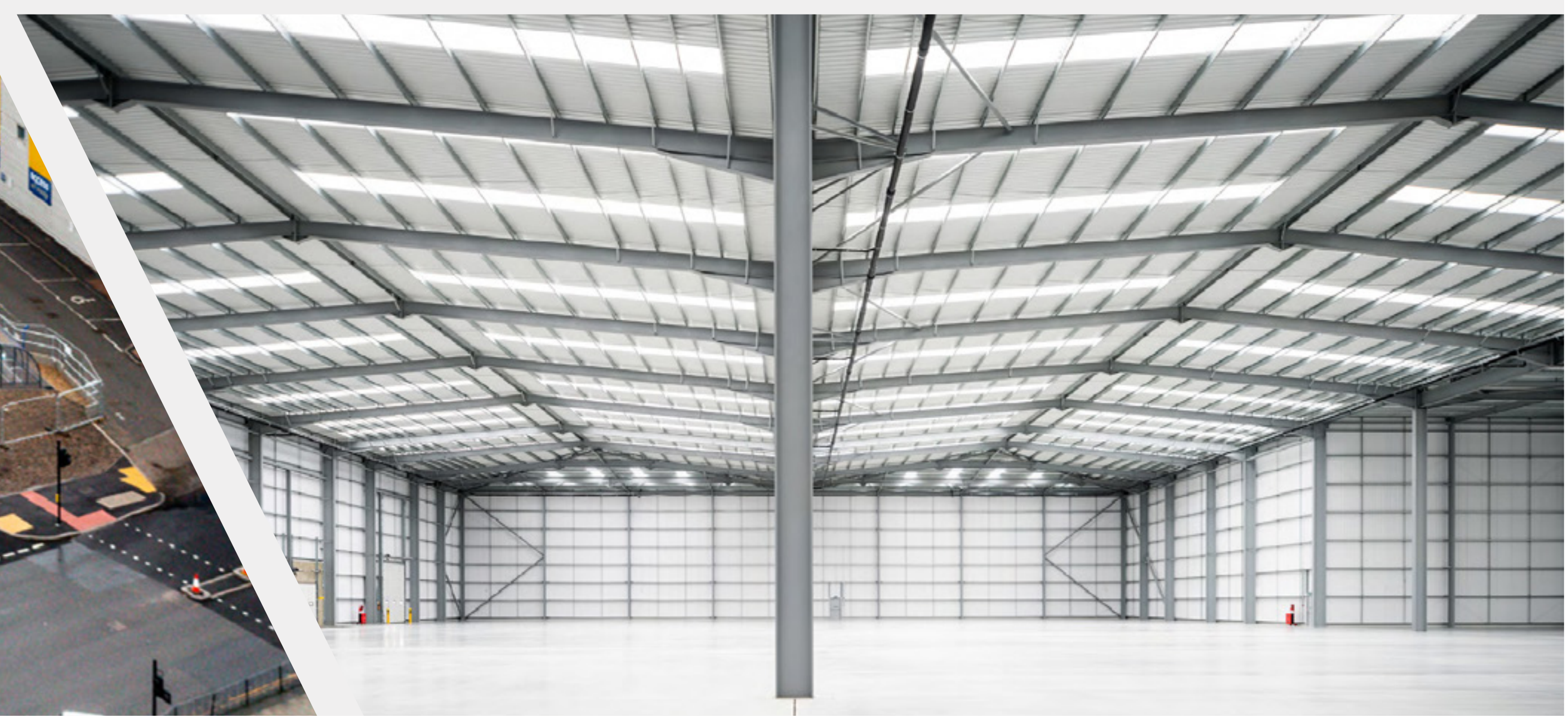
Enables 75% less energy  
consumption and 25 times more  
durability than incandescent lighting

**ELECTRICITY COST SAVINGS:**

	SIZE	COST PER MONTH	COST PER ANNUM
ZENITH 105	105,201 SQ FT (8,391 SQ M)	£10,051	£120,616
20 YEAR OLD FACILITY	105,201 SQ FT	£20,319	£243,836
COST SAVING £	-	£10,268	£123,220

Subject to occupier requirements. Modelled at 25p kWh

**COST  
SAVING  
51%**







**HOLLY MOZLEY**

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High performance space  
where you need it.

**ZENITH  
105  
WEMBLEY**



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WEMBLEY  
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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. September 2023. TBDW 04748-01.