

# EMPIRE HOUSE

## WEMBLEY HA9 0EW

Freehold Residential Opportunity with Planning Consent for 38 Private Residential Units  
and a Commercial Unit of 3,557 sqft (330.6 sq m) at Ground Floor





CGI of Consented Scheme



Aerial View of Wembley Park

# EMPIRE HOUSE

## WEMBLEY, LONDON

### HA9 0EW

- Prominent office building extending over 3 storeys totalling 17,169 sqft/ 1,595.6 sqm GIA
- Currently operated as serviced offices at 1st and 2nd floors totalling 12,174 sqft GIA with a total income of £193,305 pa and an A3 unit at ground floor measuring 3,856 sq ft GIA on a peppercorn lease.
  - Freehold held under 3 title numbers NGL718199, MX318214, MX138530
  - The office leases are all tenancies at will which can be determined at any time.
- The ground floor A3 lease expires 29th March 2020 and is outside the Landlord and Tenant Act.1954.
- Located in the affluent suburb of Wembley, approximately 0.3 km from Wembley Park Underground Station (Jubilee and Metropolitan lines)
- The site totals 0.174 hectares (0.43 acres) and fronts onto Wembley Park Drive
- The property benefits from two planning consents:
  - Permitted Development (ref: 18/2120) of the existing office building to provide 29 private residential units across ground, 1st and 2nd floors (28 x 1 bed and 1 x 2 bed duplex) totalling 10,242 sq ft/ 951.5 sqm NSA
  - Planning permission (ref: 19/1973) for 9 new build units (1 x 1 bed, 6 x 2 bed and 2 x 3 bed) at rooftop level across 3rd and 4th floors totalling 7,262 sq ft/ 674.7 sqm NSA
- In total, both permissions provide 38 residential units totalling 17,504 sqft/ 1,626.2 sqm NSA
- At ground floor level the scheme includes a restaurant (use class A3) totalling 3,557 sqft/ 330.6 sq m GIA
- Under Permitted Development the ground floor commercial can be provided as A1
- For sale via informal tender. Offers are sought for the freehold interest on an unconditional basis

## IN THE HEART OF WEMBLEY

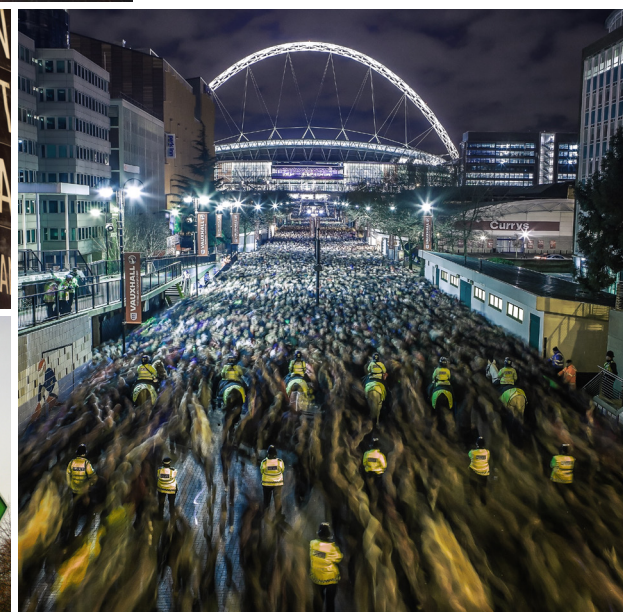
Located in the London Borough of Brent, Wembley is a dynamic neighbourhood undergoing extensive regeneration around Wembley Park, creating one of London's up and coming residential areas.

Quintain's regeneration of the area surrounding Wembley Stadium is well known covering 85 acres and is one of the largest regenerations currently ongoing in Europe. Although the scheme is set to provide a large number of units the majority are to be delivered as Build-to-Rent. To date c. 3000 units have been delivered of which c. 1000 are Build-to-Rent.

Wembley has a large number of amenities on its doorstep and is host to Wembley Stadium, an iconic feature to London's skyline that can seat 90,000 spectators. The venue has seen some of the world's most famous stage performers as well as hosting regular sporting events for England with over 170 events occurring each year.

Situated adjacent to Wembley Stadium is London Designer Outlet, a semi-outdoor shopping facility offering popular brands such as Adidas, Levi's and Kurt Geiger. The shopping centre is host to 50 high street brands attracting around 7 million people each year. Additionally, there are luxury hotels, a multi-screen cinema, a range of restaurants and coffee shops and a 7-acre park. The subject site is located conveniently close to a Lidl (0.1 km) with an Asda and a Tesco Express also located nearby (0.6 km and 0.5 km respectively).

Wembley provides a good range of primary schools (falling in the catchment area for Wembley Primary School) and secondary schools including Chalkhill Primary School, Westminster Academy, Whitefield School and the famous Harrow School.

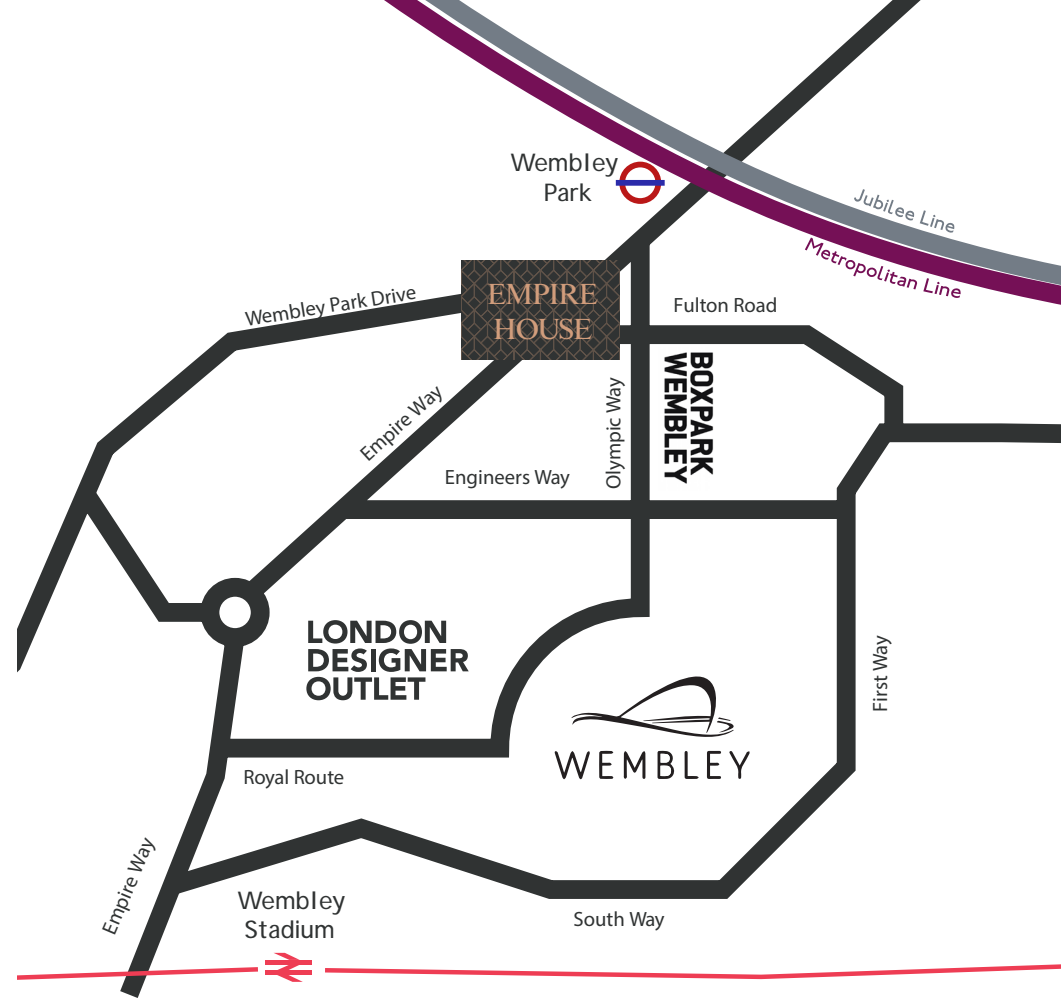




# WELL CONNECTED

The site benefits from excellent transport links with Wembley Park situated just a 4-minute walk from the site. Regular underground services run on the Jubilee and Metropolitan lines offering services to Baker Street and Bond Street as well as connecting services to key National Rail Stations including Waterloo, London Bridge, King's Cross / St Pancras, and Liverpool Street which are all within 30 a minute journey time.

Wembley Stadium Rail Station is 0.6 miles from site and offers quick services to London Marylebone in 15 minutes as well as train services to High Wycombe (32 minutes) connecting to Oxford and Birmingham beyond.



	Baker Street	13 Minutes
	Bond Street	16 Minutes
	Kings Cross	19 Minutes
	Waterloo	22 Minutes
	London Bridge	25 Minutes
	Liverpool Street	29 Minutes
	Canary Wharf	30 Minutes
	Marylebone	15 Minutes
	High Wycombe	32 Minutes

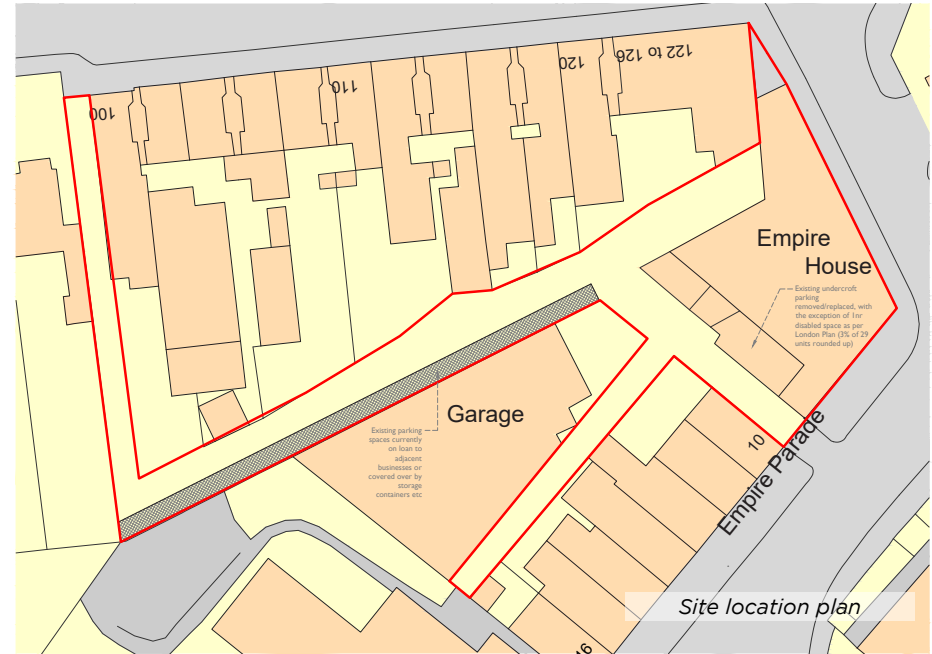
# PROMINENT POSITION

Empire House is presently a low rise building with significant redevelopment options.

Empire House comprises a three-storey office building constructed in 1951. The existing building is of white render and brown brick with ground floor stairwells providing access to 55 flexible B1a office units at first and second floor. The majority of the ground floor is in A3 use. The building occupies a prominent position at the junction of Wembley Park Drive and Empire Way. The site also has access via private roads to the rear from Wembley Park Drive to the north and Empire Way to the south.

To the rear of the site there are six undercroft parking spaces adjoining a private roadway which offers potential for additional parking. The access road to the rear is currently used by the garage to the south-west occupied by Maz's Auto Repair and garages fronting onto Wembley Park Drive. These back roads link the site to Wembley Park Drive and Empire Way and fall within the current ownership.

Empire House sits on a broader site totalling 0.174 hectares (0.43 acres).

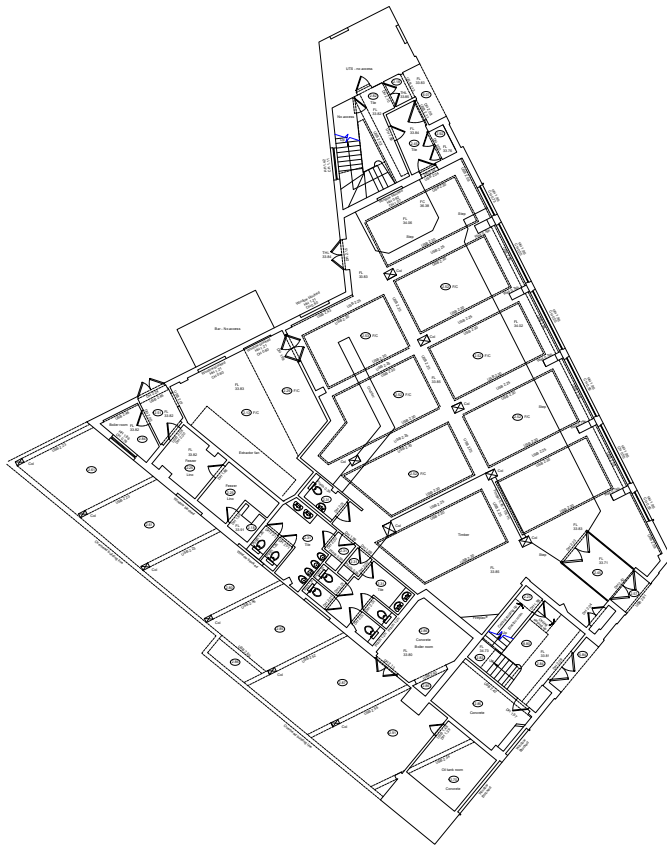


View of Existing Building

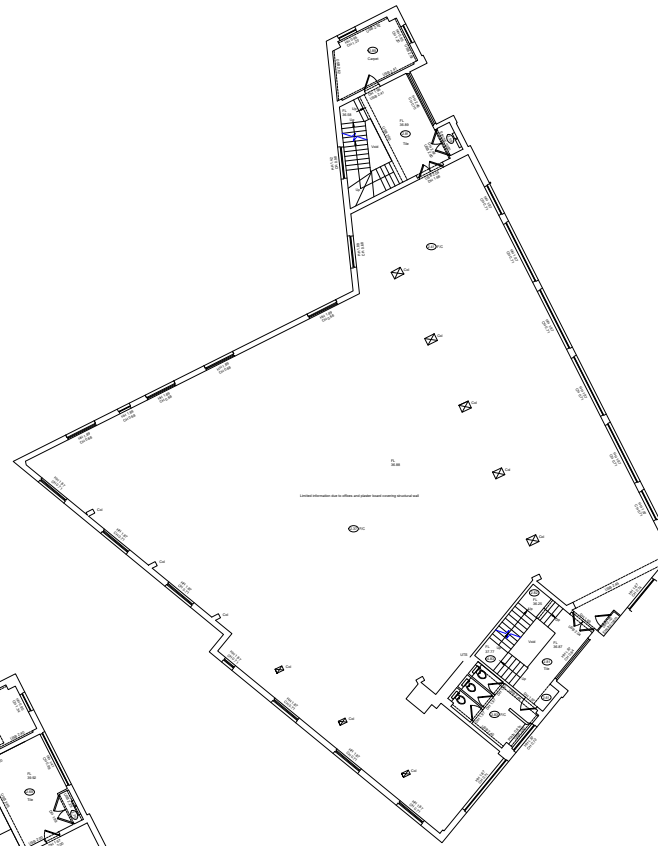


Aerial view from south of Empire House

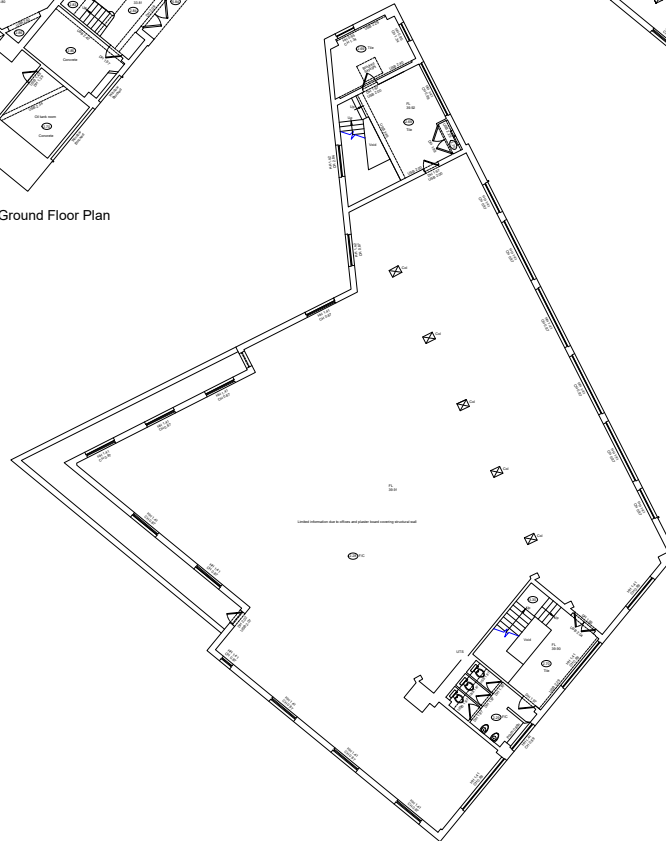
# EXISTING ACCOMMODATION



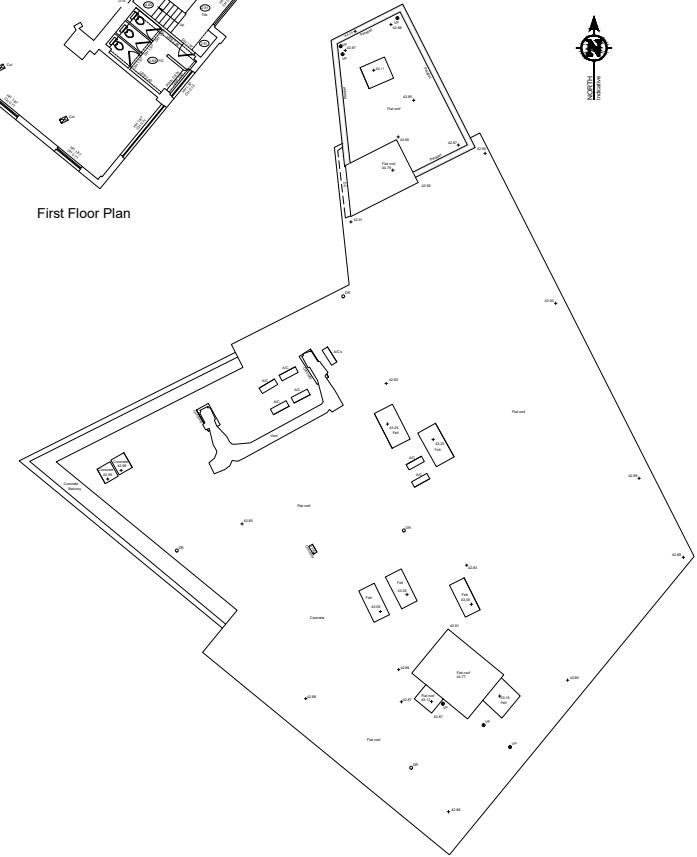
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan



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The current office space measures 12,174 sqft GIA and the A3 unit measures 3,856 sqft GIA.

The office space is divided into 55 flexible units over first and second floors.

The current serviced offices generates an annual rent of £193,306.

Plans are not to scale.

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# PROPOSED SCHEME

The site is located in the London Borough of Brent, is not listed and is not part of a conservation area. Its current use is as offices (B1a) on the upper floors and Restaurants & Cafes (A3) at ground floor.

The property benefits from two planning permissions;

*Change of use from office (Use Class B1(a)) to residential (Use Class C3) at part-ground, 1st and 2nd floors to provide 29 residential units was granted on 31st July 2018. Ref: 18/2120*

*Erection of two additional storeys to create 9 residential flats (1 x 1-bed, 6 x 2-bed, 2 x 3-bed), conversion of parking undercroft for refuse and bicycle storage and external refurbishment of the existing building was granted 18th October 2019. Ref: 18/2120*

The commercial unit is presently in A3 use class, which allows (by way of permitted development) change of use to A1 / A2.

The CIL payment is estimated at £277,458.46 in respect of the new build element.

The scheme is 100% private.



## Residential

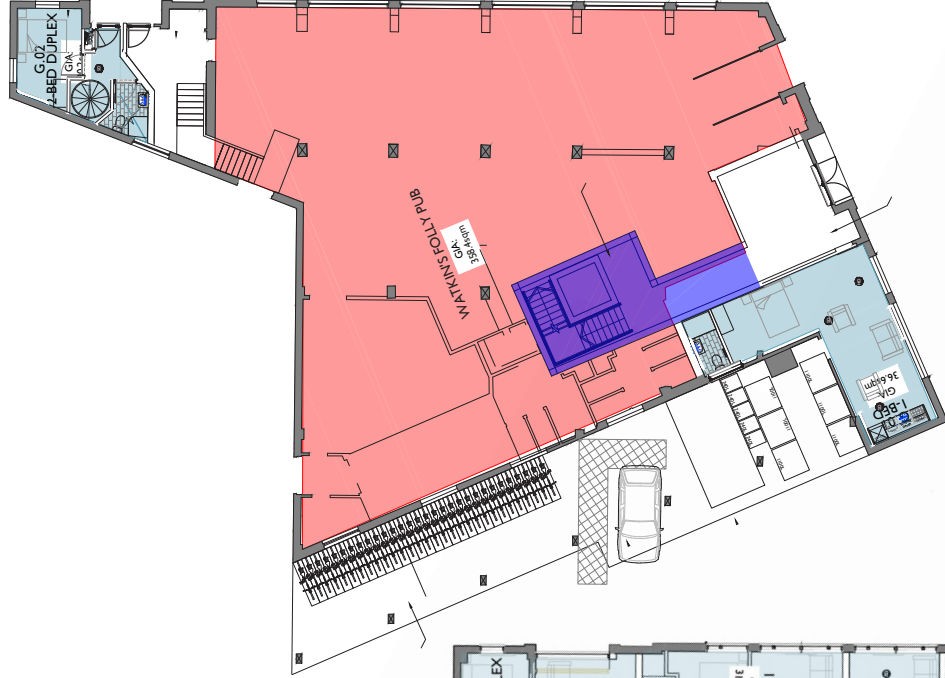
	1 Bed	2 Bed Duplex	2 Bed	3 Bed	Total	GIA (sq m)	GIA (sq ft)	NSA (sq m)	NSA (sq ft)
<b>Ground Floor</b>	1	1	0	0	2	109	1,173	90.8	977
<b>First Floor</b>	13	0	0	0	13	582.8	6,271	424.7	4,570
<b>Second Floor</b>	14	0	0	0	14	548.8	5,905	437.1	4,705
<b>Third Floor</b>	1	0	3	1	5	423	4,551	365.5	3,933
<b>Fourth Floor</b>	0	0	3	1	0	357	3,841	309.2	3,327
<b>Summary</b>	29	1	6	2	38	2,020.6	21,741	1,626.2	17,504

## Commercial

Unit	Use Class	GIA (sq. ft.)	GIA (sqm)
<b>Ground Floor Restaurant</b>	A3	3,557	330.6

# PROPOSED PLANS

Proposed Ground Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan





# PROPOSED PLANS

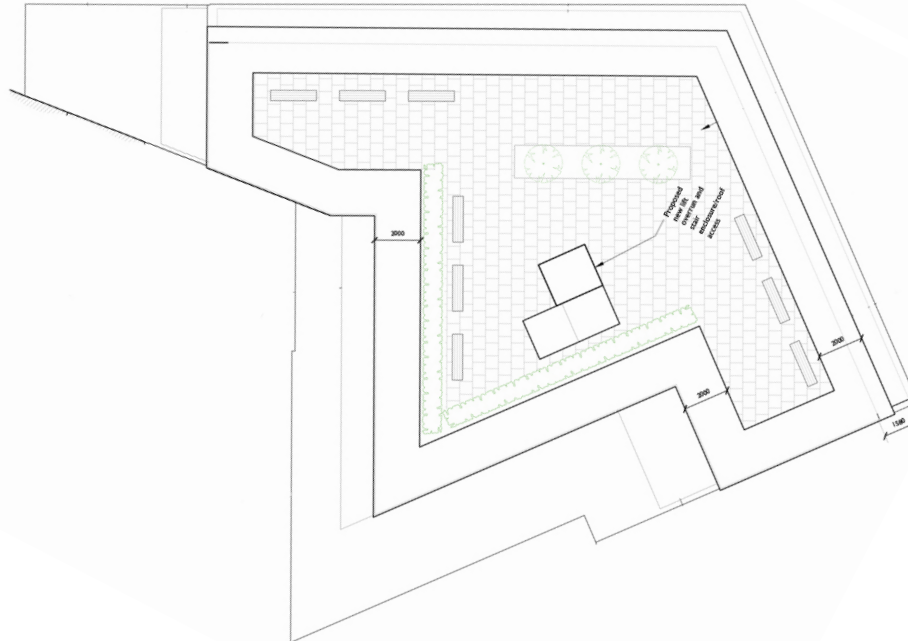
### Proposed Third Floor Plan



### Proposed Fourth Floor Plan



### Proposed Roof Plan



# ALTERNATIVE PROPOSALS



The site and its surroundings form part of Wembley Growth Area (CP7) and Wembley Town Centre (DMP2 and DMP3), which set out to encourage the improvement of Wembley to become a high quality, urban, connected and sustainable city quarter.

The current vendor has achieved a wholly private scheme however DP9, who have been advising on the planning to date, have indicated the potential of a higher rise scheme on site. A copy of their advice is available in the data-room.



**Wembley Parade - Anthology**

**Description**

Wembley Parade is a development of 195 one, two and three bed apartments situated on the North End Road. The scheme is made up of 5 buildings and was designed by GRID architects across a 1.6 acre site. Marketing began in September 2017 and is ongoing. Currently 52 units remain on the market.

<b>No of Units</b>	195
<b>Distance from site</b>	0.2 miles
<b>Average pricing</b>	c. £725 psf.



**Alto - Quintain**

**Description**

Alto provides 370 residential units (331 private) comprising a mix of one, two and three bedroom homes. The scheme has now sold out with the last units trading in Q3 of 2018. 120 of the 331 units have been retained by Quintain for rent. By the end of Q2 2018 the remaining units had been marketed at an average of £850psf.

Alto forms part of the larger Quintain regeneration bringing 8,000 units to the area. The majority of units are Build to Rent however Alto was reserved for private sale.

<b>No of Units</b>	370
<b>Distance from site</b>	0.4 miles
<b>Average pricing</b>	c. £750 psf.

# OFFICE

Quintain's development has attracted occupiers both big and small to Wembley creating a unique business hub. The Hive building is the first of four office buildings within the Wembley Park development, and in total these will deliver c. 644,000 sq ft of business space.

Currently The Hive is the sole space being marketed at Wembley Park. The lower floors have been Pre-Let to Network Homes, and the fifth and sixth floor are now under offer.

## The Hive

Floor	Availability	Sq Ft	Rent (psf)
Eighth	Available	13,487	£42.50
Seventh	Available	13,487	£42.50
Sixth	Under Offer	13,487	c. £42.50
Fifth	Under Offer	13,487	c. £42.50
Fourth	Pre-Let to Network Homes	13,487	c. £37.50
Third	Pre-Let to Network Homes	13,487	c. £37.50
Second	Pre-Let to Network Homes	13,487	c. £37.50
First	Pre-Let to Network Homes	13,487	c. £37.50



# RETAIL

Empire House is adjacent to the Wembley Park development which expects to attract over 20 million visitors a year and benefit from an annual retail spend of £328m; more than Camden, London Victoria and Ealing Broadway. Wembley High Road currently has a monthly footfall of 600,000.

London Designer Outlet is home to numerous well known brands including Nike, Adidas, Kurt Gieger, Vans, H&M, Guess and Marks & Spencers. The area also has numerous food outlets and a large cinema. Available units at the London Designer Outlet currently have asking rents for A3 units at c. £140,000 pa (units of 6,383 sq ft).

## Tenure

The property is held under freehold title numbers: NGL718199, MX318214, MX138530.

## Tenancy

The property is subject to a number of short term office tenancies at 1st and 2nd floor. The office leases are all tenancies at will which can be determined at any time. The current income is £193,305 pa (including income for parking).

The ground floor A3 unit has a 12 month lease that runs until 29th March 2020 to Blue Flicks Restaurants. Vacant possession can be achieved sooner if required.

## VAT

The property is elected for VAT

## Data Room

A data pack containing all relevant information is available at: <http://empirehouseha9.co.uk>

## Basis of Sale

Informal Tender.

Offers are invited for the benefit of the freehold interest

## Inspection

All viewings are strictly by appointment only through the joint selling agents:



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