

284 Water Road

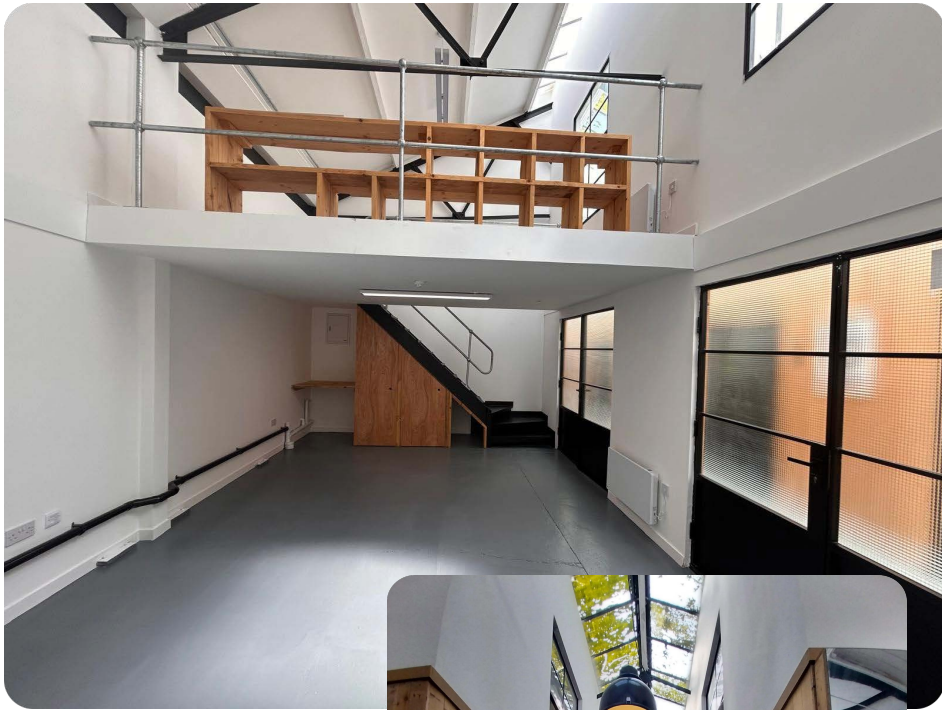
BizSpace Wembley combines characterful architecture with contemporary design, featuring exposed brickwork, bright glass atriums, and stylish wooden accents. The centre offers a diverse range of workspace solutions including light industrial units, office studios, workshop studios, and mini warehouses, ideal for creative, tech, and industrial businesses alike.

With a focus on flexibility and function, the spaces cater to businesses of all sizes and types. The property boasts excellent natural light, professional finishes, and a welcoming environment that supports productivity and collaboration.



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Wembley , HA0 1HX



LEASE TERM

Available on Standard Tenancy Agreement

SPECIFICATION

- 24-hour access
- Air conditioning and heating
- On-site parking
- Lift access
- Manned reception
- CCTV and security
- Personal site fobs and keys
- Communal kitchen
- Pet-friendly
- Canal views
- Close proximity to transport links

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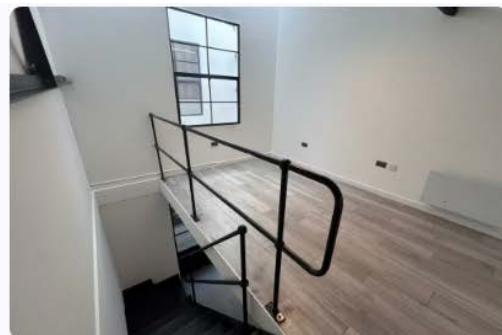
Availability

Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
Unit 42	9.29	100	£45.00	Inc.	Inc.	£4,500
Unit 55	13.94	150	£45.00	Inc.	Inc.	£6,750
Unit 57	13.94	150	£45.00	Inc.	Inc.	£6,750
Unit 4	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 6	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 8	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 24	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 30	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 31	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 32	30.66	330	£45.00	Inc.	Inc.	£14,850
Unit 18	46.45	500	£35.00	Inc.	Inc.	£17,500
Unit 10	65.03	700	£35.00	Inc.	Inc.	£24,500
Unit 17	65.03	700	£35.00	Inc.	Inc.	£24,500

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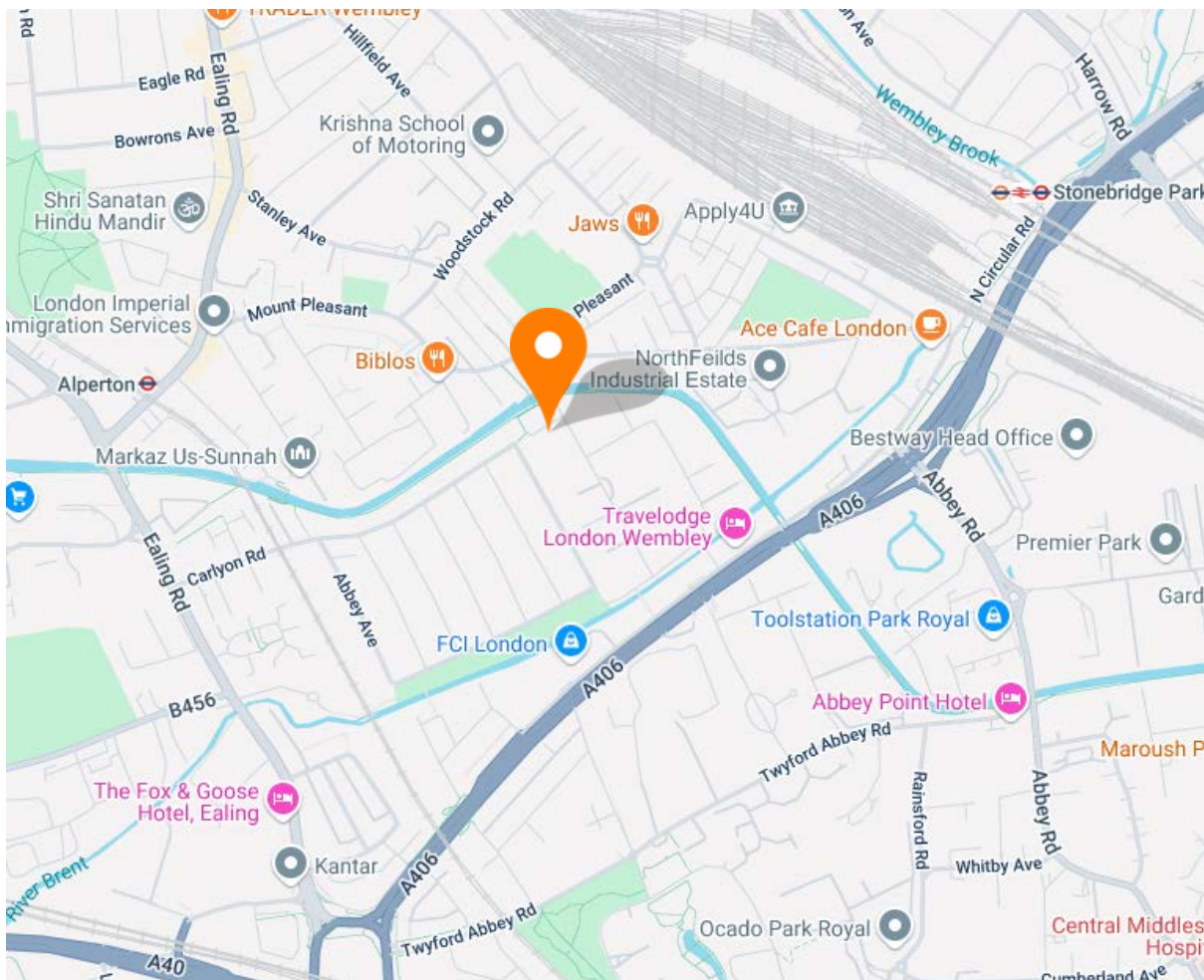
Wembley, HA0 1HX

Gallery



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Situated in the heart of North West London, BizSpace Wembley is conveniently located near Alperton, Stonebridge Park, and Wembley Central stations. The property enjoys a picturesque position overlooking the Grand Union Canal and benefits from proximity to local shops, cafes, and the iconic Wembley Stadium.

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