



LONDON
DESIGNER
OUTLET
WEMBLEY PARK

UNIQUE FLAGSHIP

LEISURE ANCHOR
OPPORTUNITY



A LANDMARK OPPORTUNITY

**LONDON DESIGNER OUTLET IS OFFERING A RARE OPPORTUNITY
TO SECURE A UNIQUE FLAGSHIP SPACE IN ONE OF THE UK'S
LEADING RETAIL AND LEISURE DESTINATIONS, AT THE HEART
OF THE GLOBALLY RECOGNISED WEMBLEY PARK.**

A LAND MARK OPPORTUNITY

THE ICONIC LOCATION

This landmark space presents a rare opportunity to create a flagship destination within the heart of Wembley Park's 85-acre mixed-use estate. Designed to accommodate a market-leading leisure concept, the unit offers the scale, prominence and flexibility to become a true destination in its own right.



WEMBLEY PARK

One of London’s fastest-growing neighbourhoods, Wembley Park combines world-class entertainment, new homes, workplaces and year-round experiences. Continuous investment has transformed it into a destination that attracts millions of visitors every year.

MORE TO DISCOVER IN WEMBLEY



16.4M
ANNUAL VISITORS ACROSS WEMBLEY PARK



150+
EVENTS EACH YEAR



£3BN
INVESTMENT IN WEMBLEY PARK



12 MINS
FROM CENTRAL LONDON

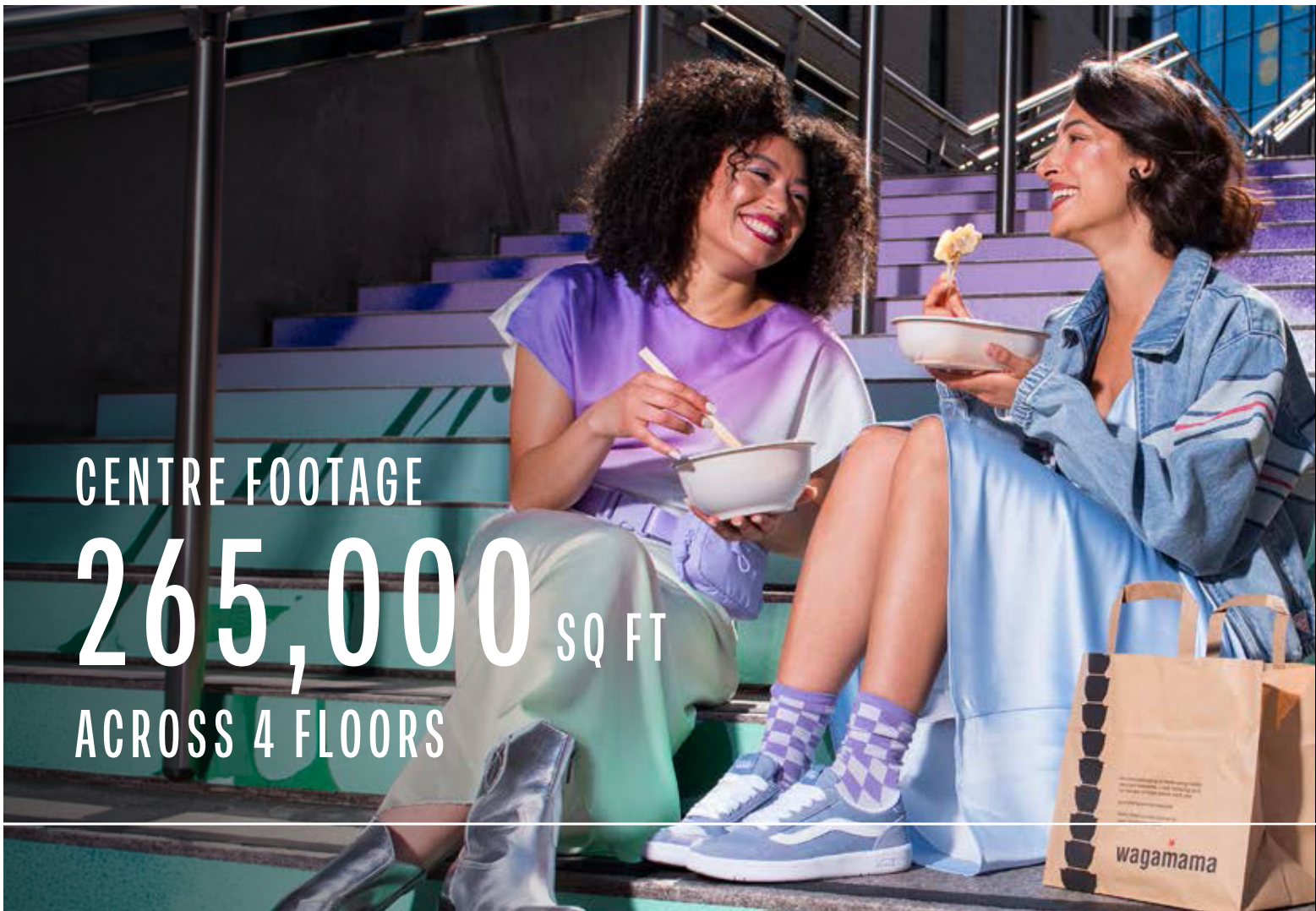


3,000
PARKING SPACES ON SITE

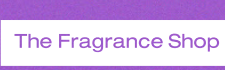
WHY LONDON DESIGNER OUTLET?

London Designer Outlet is the heart of Wembley Park's retail and leisure offer, bringing together premium brands, restaurants, 9 screen Cineworld cinema and a loyal customer base in one destination.

Positioned on Wembley Park Boulevard, this flagship opportunity benefits from exceptional visibility, strong year-round footfall and proximity to some of London's biggest visitor attractions.



OUR BRANDS



FULL OF POTENTIAL

A FLEXIBLE SPACE FOR AMBITIOUS OPERATORS

Two adjoining units can be combined to create a striking double-height, dual-level destination suitable for a wide range of uses, including:



IMMERSIVE
EXPERIENCES



LEISURE AND
ENTERTAINMENT



HEALTH AND
FITNESS



FAMILY
ENTERTAINMENT



EXPERIENTIAL
RETAIL



C. 22,000 SQ FT ANCHOR LEISURE OPPORTUNITY

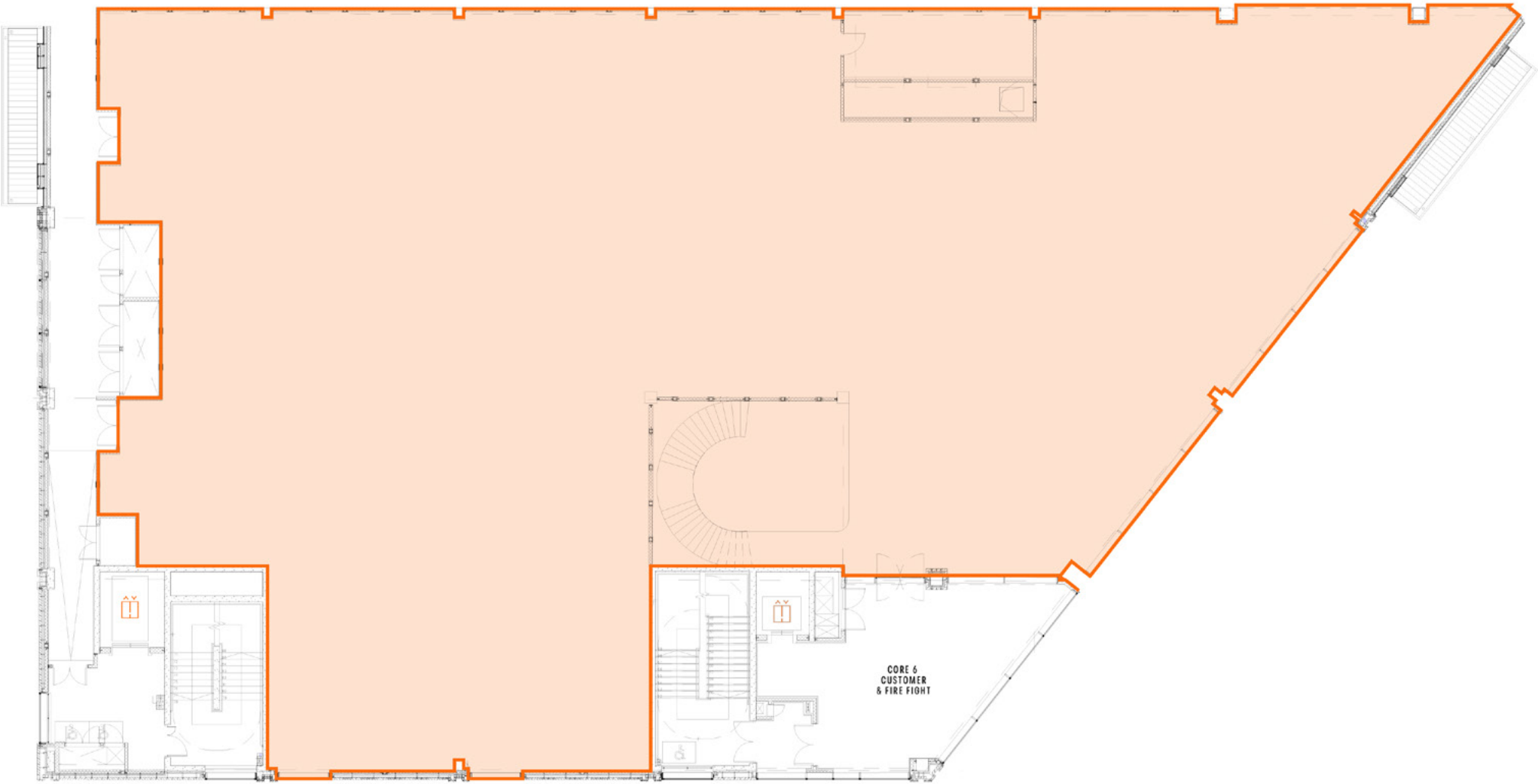
Designed with flexibility and accessibility in mind, the accommodation over 2 floors provides convenient access via lifts, escalators and stairs, enabling occupiers to create a distinctive and inclusive customer experience within one of London's most established mixed-use destinations.



AI ENHANCED IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

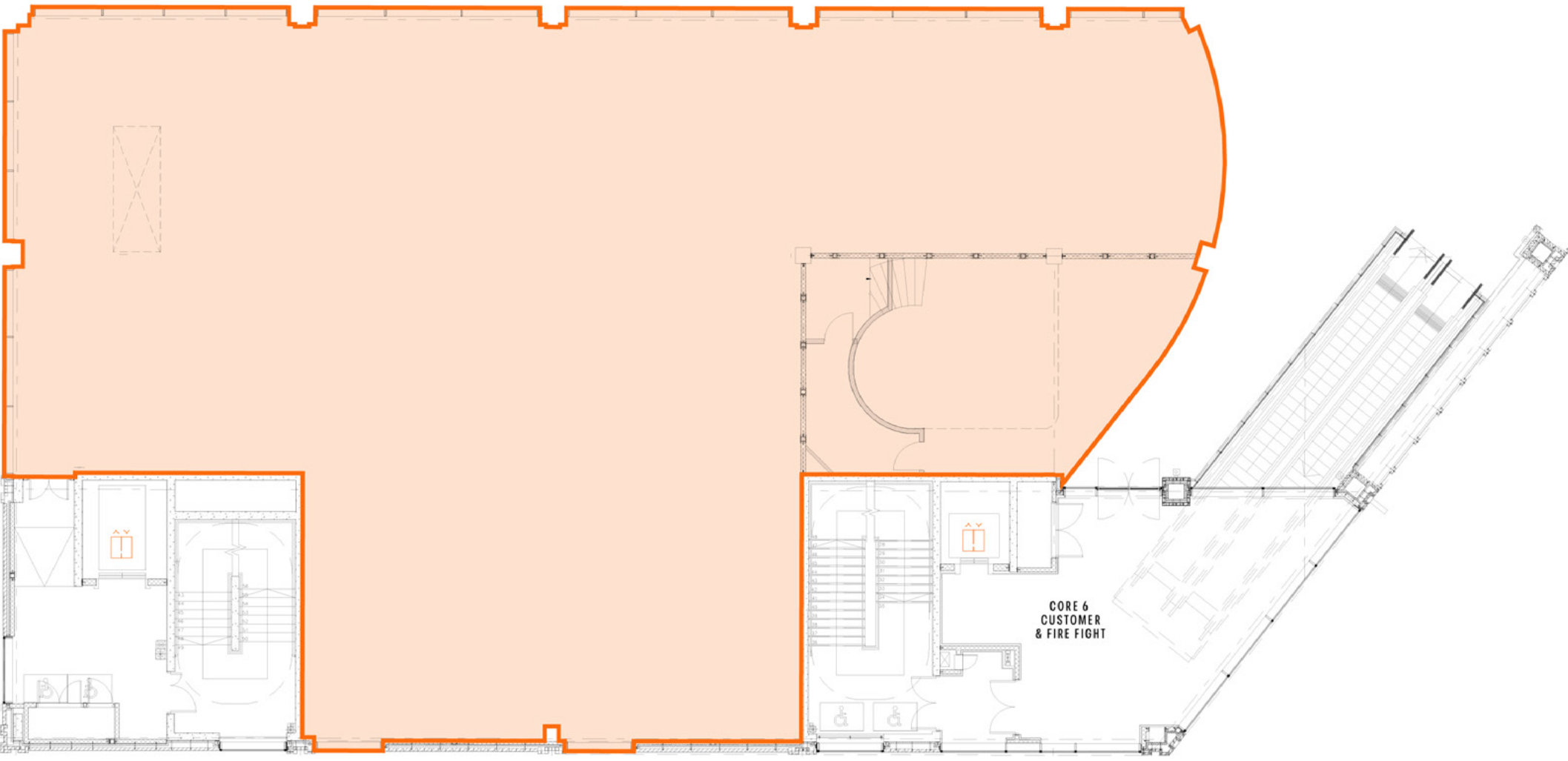
UNIT 95

LEVEL 3 ACCOMMODATION



UNIT 96

LEVEL 2 ACCOMMODATION



Accommodation**	Sq Ft	Sq M
Ground Floor Entrance – Escalator / Lifts / Stairs	–	–
Unit 95	14,341	1,332.32
Unit 96	7,419	689.24
Total	21,760	2,021.58

* Indicative plans
**Subject to final fire strategy survey

THE DETAILS

LEASING TERMS OF THE SPACE

LEASE

15 years, ex Act.

RENT FOR WHOLE DEMISE

£45 psf inclusive of service charge, marketing charges and exclusive of VAT.

TURNOVER RENT

Turnover Rent % to be agreed.

RENT REVIEW

5 yearly.

INCENTIVE

To be agreed.

RATEABLE VALUE

To be re assessed. Interested parties to satisfy for themselves with the Local Authority.

HANDOVER SPECIFICATION

To Shell with capped services. Exact detail to be agreed.

TIMING

Landlord is able to exchange an Agreement now, with the earliest Landlord VP date April 2027.

LEGAL COSTS

Each party to bear their own.

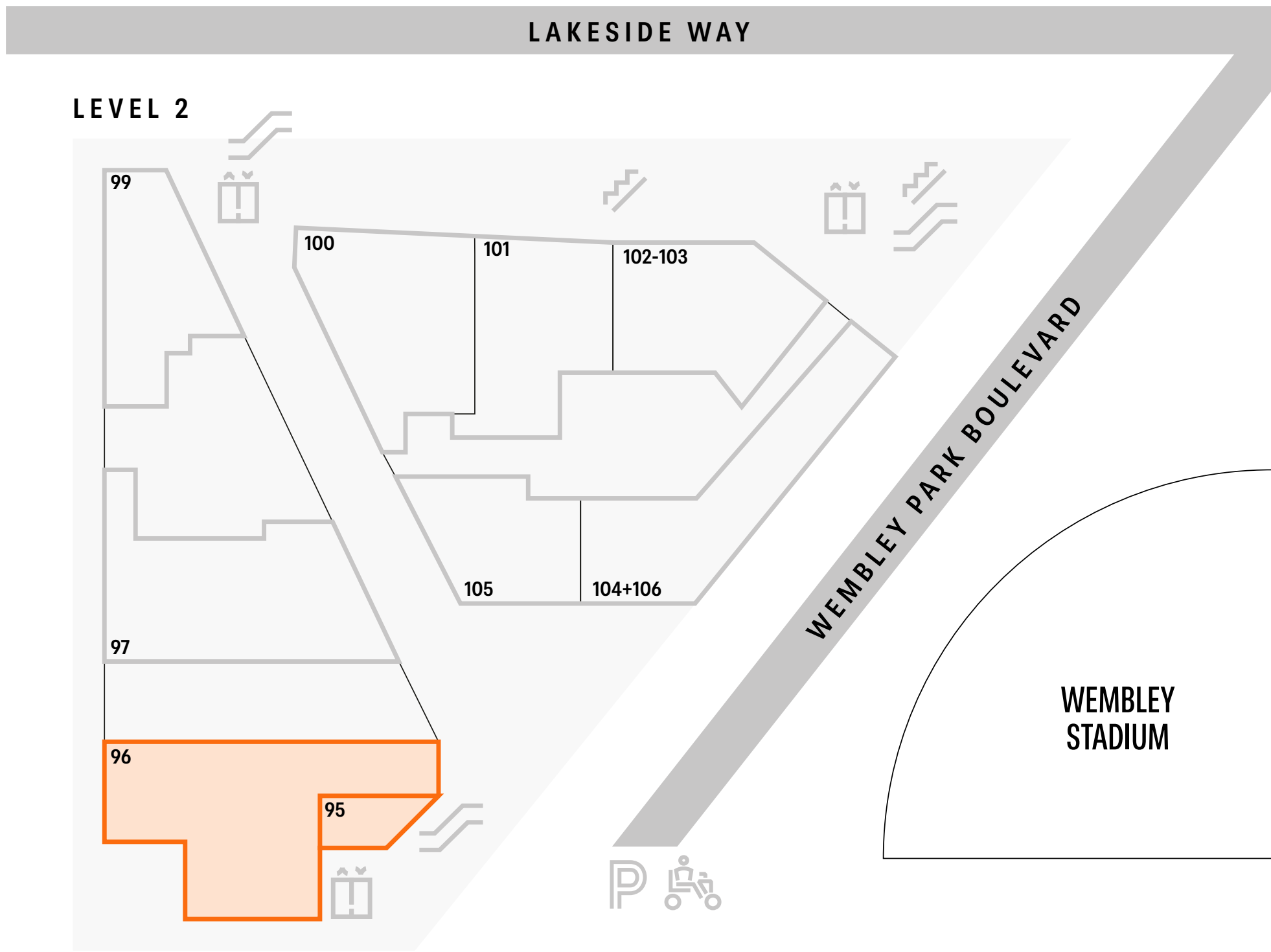
CONDITIONALITY

Subject to Contract, Landlord Board Approval, Vacant Possession, Agreed Handover Specification and Landlord approval of Fit Out Proposals.

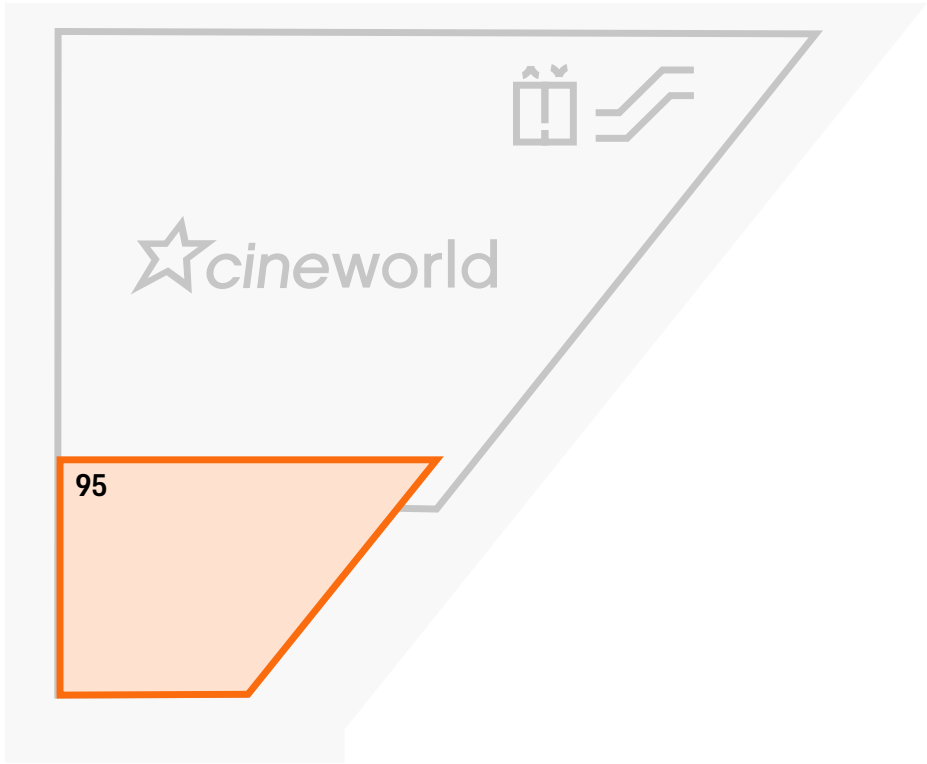
INSURANCE

£0.92 per sq ft per annum plus VAT.

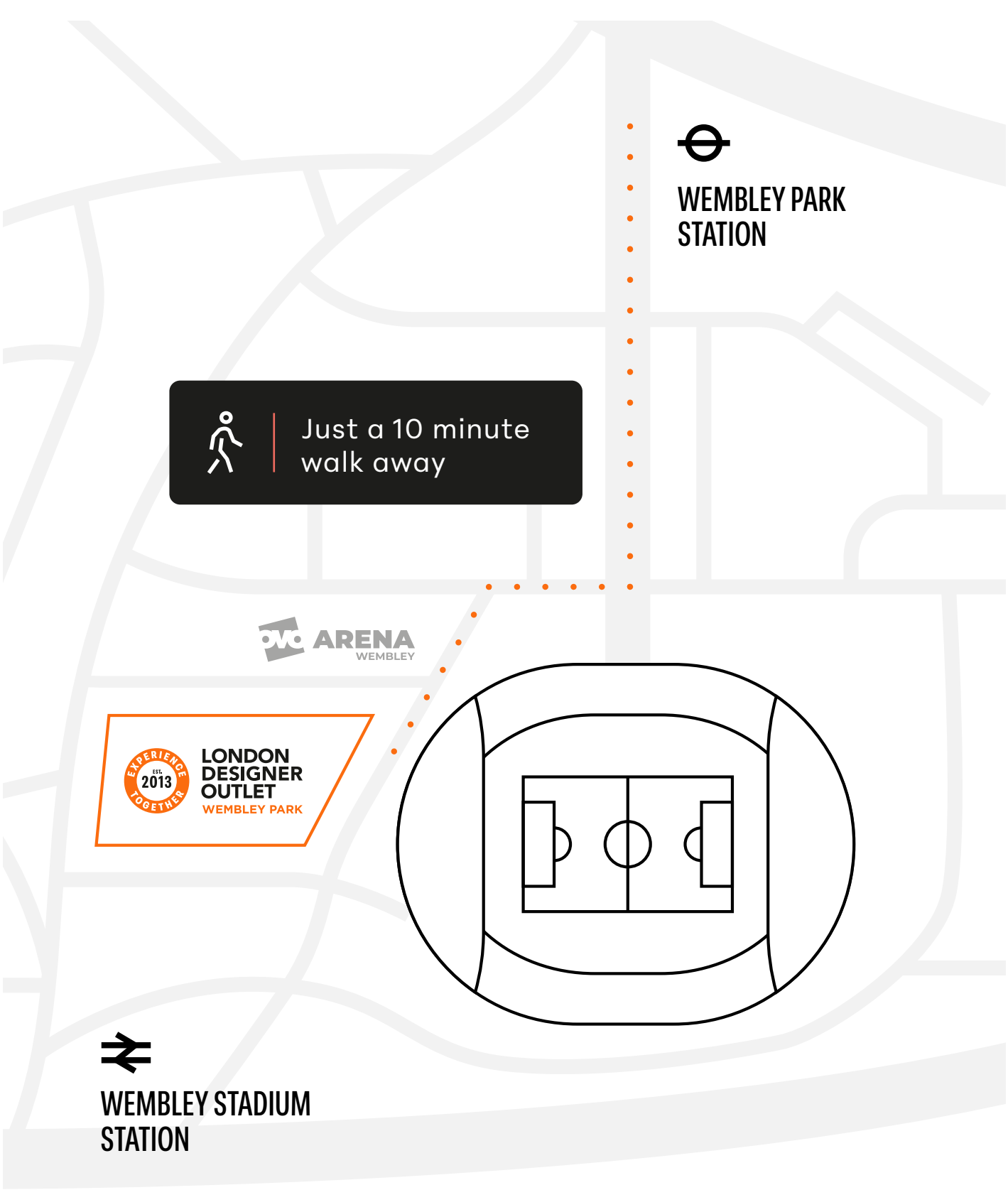
UNIT LOCATION WITHIN THE LDO



LEVEL 3



WEMBLEY PARK LOCATION



To arrange a viewing or request the technical information pack,
including planning, structural, MEP and operational information, please contact:

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