

# Industrial Land at Adams Bridge Works

South Way, Wembley, HA9 0HE

ULTRA PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY



savills

## PROPOSAL

A rare opportunity to secure a prime industrial land parcel in Wembley, featuring outline planning consent for a new logistics warehouse, with advanced discussions also in progress for additional self-storage planning approval.

Please contact the team for further information and quoting price.

## KEY HIGHLIGHTS

- Unique opportunity to acquire a vacant industrial warehouse with significant redevelopment potential.
- Prime and highly reversionary North London location in the heart of Wembley's industrial offering.
- Outline planning consent has been granted for the demolition of existing structures and the development of a new logistics warehouse, in accordance with the specification detailed below.
- Advanced discussions are underway with the council to amend the existing industrial planning application, aiming to increase the parapet height of the new warehouse to 24.6 meters.
- Excellent road connectivity with the A406 providing immediate access to the M1 and M40.
- Prominent site which is approximately 0.53 acres.
- ERV for the proposed unit is £35.00 per sq ft.
- The site is entirely held Freehold.



# SITE LOCATION



# ACHIEVED OUTLINE CONSENT

The Site is approximately 0.215 ha and is located on South Way, Wembley. The site is made up of two vacant units; formally a garage used for vehicle repairs (use B2) and a Car Parts/Spares Shop (Sui Generis). The existing floor area of the buildings is 1,055 sqm.

The site has existing outline planning consent has been achieved from the London Borough of Brent (LBB) for the following development (planning application number: 23/1643).

**Demolition of existing buildings and erection of industrial building (Use Class B8) comprising servicing area, cycle parking, roof plant and associated infrastructure and related works**

# PROPOSED ACCOMMODATION

Accommodation	GIA	
	Sq m	Sq ft
Ground Floor Warehouse	720	7,750
Ground Floor Reception	135	1,453
First Floor Office	135	1,453
<b>Total</b>	<b>990</b>	<b>10,656</b>

13.5% office content

8 servicing bays,  
3 van parking bays,  
1 disabled van parking bay

3 rapid electric charging and  
9 passive provision points

8 cycle spaces (including  
2 cargo bike spaces)

9 loading doors (7m x 3m)

Inclusion of **Sustainable Sources of Energy**

Targeting: **BREEAM Excellent**

Ability to increase the height of the parapet to **24.6m**



# SURROUNDING OCCUPIERS



# OCCUPATIONAL MARKET

Wembley is widely recognized as one of the leading logistics hubs in Inner London, featuring a strong mix of manufacturing and distribution operations across both modern and older industrial properties. Located just off the North Circular Road, it is one of the closest warehouse locations to central London, offering excellent connectivity to key motorways, including the M1, M25, and M4.

West London, more broadly, is undergoing significant industrial growth, with areas such as Park Royal, Wembley, and Old Oak emerging as key growth centres for industrial and logistics. This growth is further supported by initiatives like the WestTech Corridor. When compared to other regions of Greater London, West London has seen a remarkable 171% increase in the number of businesses between 2010 and 2024, significantly outpacing Central London's growth of 50%.

Below, we highlight the most relevant completed lettings in the area:

## RECENT OCCUPATIONAL COMPARABLES

Address	Tenant	Date	Size	Term	Headline Rent (PA)	Headline Rent (£/ psf)
Unit A9, Eldon Way, Park Royal, NW10	Isembard	Dec-24	2,198	5	£80,007	£36.40
Unit A12, Eldon Way, Park Royal, NW10	Onitt Ltd	Jul-24	2,968	5	£103,880	£35.00
Unit 2 Origin, Coronation Road NW10	HG Walter	Jun-24	36,015	15	£1,161,484	£32.25
Suite 17, 7 Premier Park Rd, NW10	Europe Snacks	Feb-24	45,142	5	£1,376,831	£30.50

# KEY INVESTOR APPEAL



## PLANNING OPPORTUNITY

High chance of obtaining planning consent for a self storage with a 24.6m parapet.

Development a BREEAM Excellent logistics unit in one of the UK's most sought-after Industrial locations.



## INNER M25 LOCATION

Prime Inner M25 location, situated in an affluent area with good access to service the Central London and wider South-East market.



## STRONG LOCAL MARKET

The wider location provides a strong, diversified occupier line up.



## OCCUPATIONAL OPPORTUNITIES

Recent rental growth has averaged 6.4%.

Vacancy rates have fallen for the first time in two years to 6.06% across all industrial in the UK.

Local vacancy rates are expected to be significantly lower than the national average.

# CONTACT US

**Exciting opportunity to acquire a highly desirable land parcel in Wembley with advanced conversations for self storage planning consent.**

Please contact the team for further information and quoting price.

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