WEMBLEY, The Assembly
Unit 3, 10 Curtis Lane, London HA0 4FW

SHOP / OFFICE / WORKSHOP – TO LET



LOCATION
The Assembly is a residential-led scheme on Curtis Lane, in the heart of Wembley Central, just off Station Grove. Wembley Central station, served by the Bakerloo line and London Overground, is within a five-minute walk.. The unit benefits from a captive residential population within the scheme itself and a wider catchment of surrounding housing. It also benefits from the footfall generated by Wembley Stadium and the SSE Arena, which sit to the east and bring millions of visitors to the area each year.

ACCOMMODATION
The property provides the following approximate areas;

Ground Floor:	**411 sq ft**	**38.2 sq m**

LEASE TERM
A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL
£12,000 pa.

SERVICE CHARGE
To be confirmed.

INSURANCE
To be confirmed.

RATING
The property is assessed for rates as follows:

Rateable Value 2026:	**£TBC**
UBR 2026/27:	**51.2p**
Estimated Rates Payable:	**£TBC**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC
Available on request.

LEGAL COSTS
Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION
All viewings should be made strictly via appointment.

Hugo Mackichan
07534 438411
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07469 155716
henryforeman@fmx.co.uk

Date: October 2026

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.

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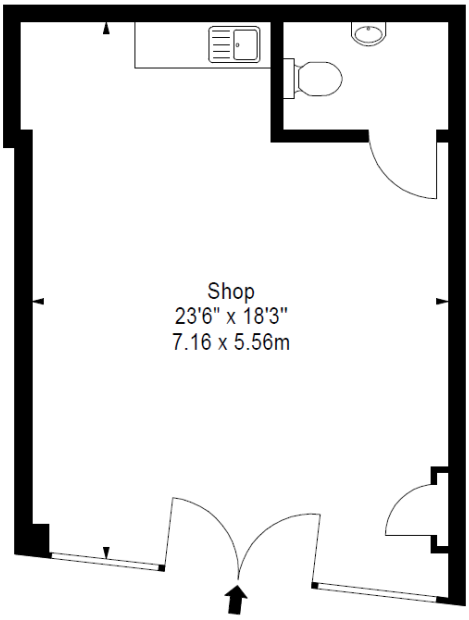
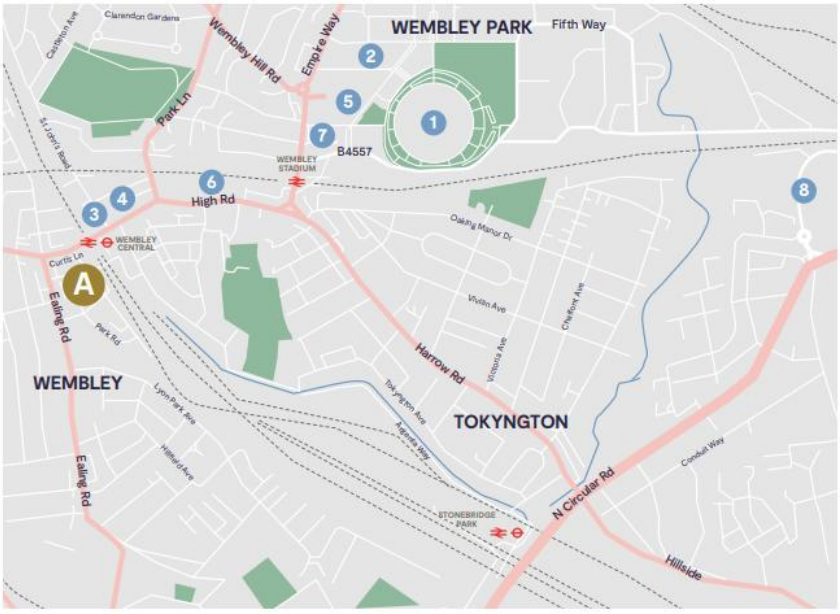


GROUND FLOOR



- A The Assembly at Wembley Central
- 1 Wembley Stadium
- 2 Wembley Arena
- 3 Local shops (TK Maxx, Costa, Primark)
- 4 PureGym
- 5 London Designer Outlet (Nike, Adidas, Converse, New Balance, Next, GAP, M&S, The Body Shop, Haribo, Nandos, Pizza Express, Wagamama)
- 6 London Hackspace
- 7 Hotels (Hilton, Ibis, Holiday Inn)
- 8 IKEA

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Urban Property Advisers

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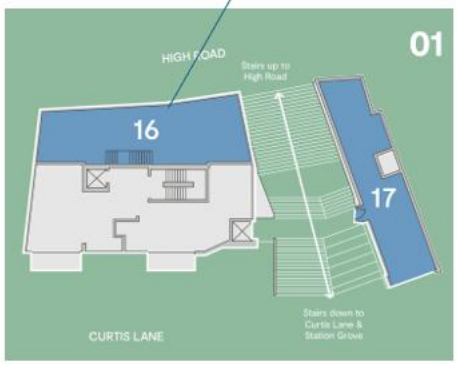

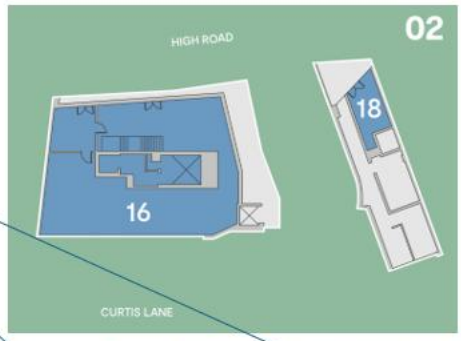









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