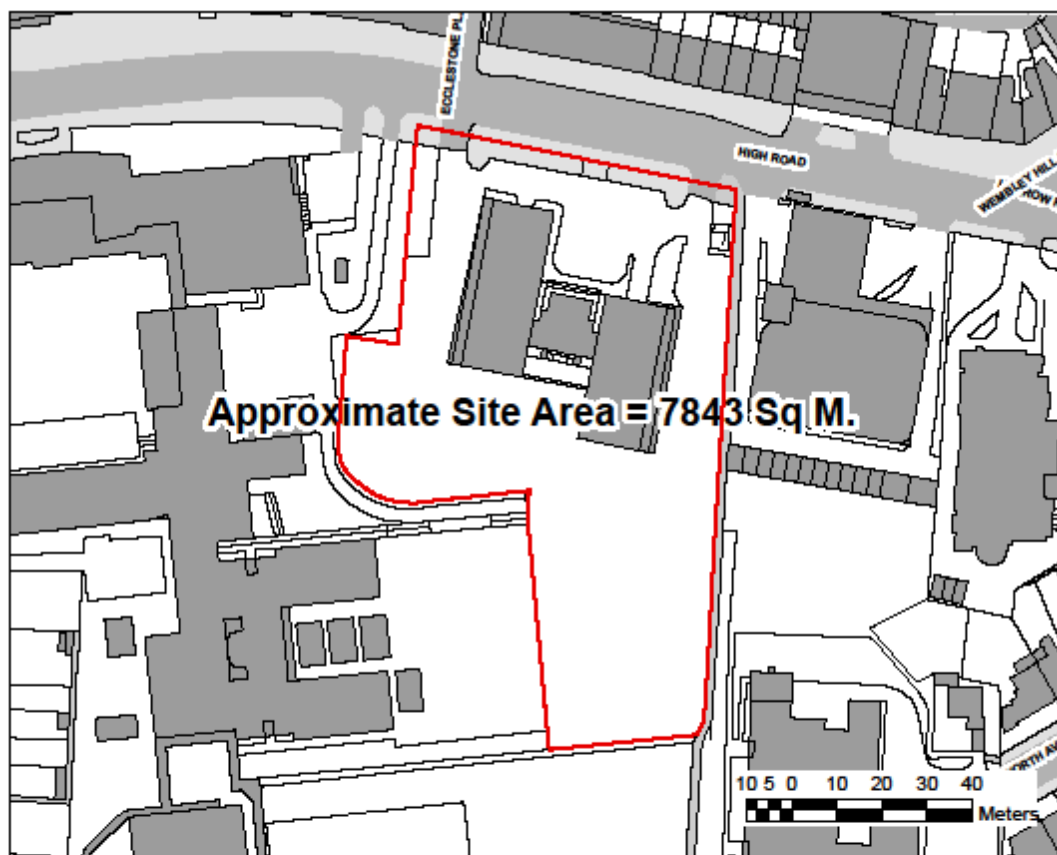


**Brent House, 349-357 High Road,
Wembley, HA9 6BZ**

**Approximate site boundaries
shown outlined red.**

**Plan provided for
information purposes only.**



1:1,250
Plan to stated scale if printed at A4.

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NORTH



Appendix 2 – Marketing Particulars

FOR SALE FREEHOLD SUBJECT TO CONTRACT



BRENT HOUSE

349-357 HIGH ROAD, WEMBLEY, HA9 6BZ

FANTASTIC DEVELOPMENT OPPORTUNITY

- > 128,828 sq ft Gross Internal Area
- > Walking distance from Wembley Stadium, Wembley Arena and High Road facilities
- > Wembley Stadium (Chiltern Railways) approx. 250 metres
- > Wembley Central (Bakerloo and London Overground lines) approx. 500 metres
- > Wembley Park (Jubilee and Metropolitan lines) approx. 1300 metres

LOCATION

Brent House is situated at 349-357 High Road, Wembley and within a short walking distance from Wembley Stadium and Wembley Arena. The site benefits from excellent public transport including local bus services and close proximity to Wembley Stadium, Wembley Central and Wembley Park train stations. The area offers a wide variety of opportunities for future growth and development.

Accelerating success.

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Meeting
Date

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Date

DESCRIPTION

Brent House sits on a site of circa 1.9 acres and comprises a 10 storey office building which was constructed in the early 1960's and was refurbished internally in the late 1990's, housing 98,214 sq ft net internal area as offices. There are two wings to the building interlinked by the lift and services core (which includes reception area at ground floor level). The majority of the building is comprised of open office floorplans with some partitioned subdivision.

Externally the site is laid out with a forecourt and extensive car parking (155 spaces) which is part covered at basement level.

The majority occupier The London Borough of Brent are in the process of moving their operations to the new Brent Civic Centre in Engineers Way. A part of the property (22,798 sq ft NIA) is currently let to Air France on a lease expiring in May 2014 at £330,000 pa. Additional income is also provided through telecom masts providing £33,336 pa.

Net Internal Floor Areas		
Floor	sq ft	sq m
Ground	10,616	986
First	10,062	935
Second	10,086	937
Third	10,069	935
Fourth	10,060	935
Fifth	10,091	938
Sixth	10,072	936
Seventh	10,065	935
Eighth	9,852	915
Ninth	7,241	673
Total	98,214	9,124

TENURE

The property is offered Freehold.

PLANNING

The property is classed as B1 office use. Informal discussions have suggested that the council would look favourably on a variety of different uses. Brent house is included with the council's SSA and DPD planning allocations please see data room for further information. Interested parties are advised to make their own enquiries of the Local Planning Authority, Brent Borough Council.

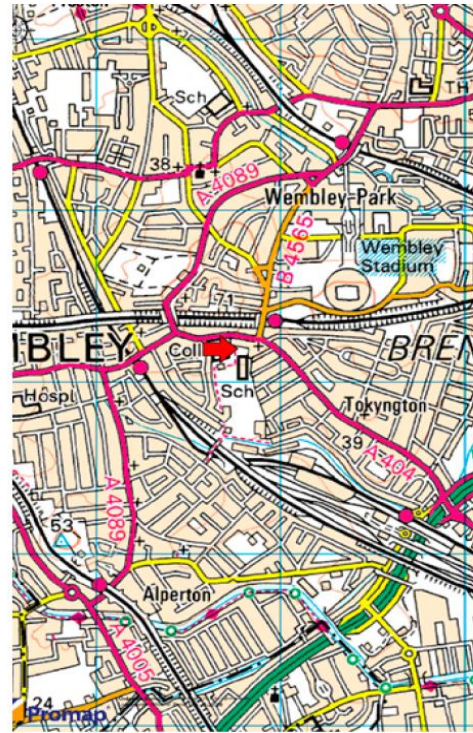
www.brent.gov.uk
020 3937 1234

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site, outlined in red on the attached site plan (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

SERVICES

It will be the responsibility of interested parties to ensure the services are available and adequate for any future uses of the property.



VAT

Please note that VAT will be payable in addition to the purchase price.

VIEWINGS

Strictly by prior appointment with sole agents, Colliers International.

METHOD OF SALE

The property is for sale by informal tender. Whilst all offers for the property will be considered. The council are not bound to accept the highest or any offer.

FURTHER INFORMATION

Further information has been prepared and can be viewed in our data room, please visit www.brent-house.com



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Appendix 2 – Bid Assessment Form

Applicant's Name	
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1. Financial Standing & Funding

Criteria	Yes/No
Equifax Business Information Services check confirms good financial standing and the ability to undertake the project – check to be undertaken by Brent. Plus the bidder confirming through letters of support the ability to raise capital through bank letters or other similar investor documentation. Hard copies of the financial accounts of bidding companies to be checked by Brent. Checks and documents, must be satisfactory.	
If 'no' then bid will be removed from the process.	

2. Proposed use of site

Criteria	Score 1-5
Track record response to be considered in the context of scoring this section along with summary of proposed scheme and S106 assumptions. If in accordance with planning brief and local policy or non contentious change of use = 5. If in accordance with planning brief and local policy with some aspects that are contentious = 4. If in accordance with planning brief and local policy but with a high number of contentious aspects = 3. If in accordance with planning brief and local policy, but high risk of planning failure = 2. If non compliant with planning brief and local policy, but proposal has some merits = 1. If non compliant and no chance of consent = 0.	
Sub Total	

Total Score out of 5		% Score	
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3. Deliverability

Criteria	Score 1-5
Project Management approach. Assessment will be based on bid form responses to the following sections: professional team, approach to time, board approval and target exchange. Bidders will be scored based on their answers based on the following scoring: Strong confidence = 5, Good confidence = 4, Average confidence = 3, Doubtful = 2, Weak Confidence = 1 and No confidence = 0.	
Sub Total	

Total Score out of 5		% Score	
-----------------------------	--	----------------	--

4. Financial Offer

Criteria / Ranking	Score 1-5
If top = 5, if second highest = 4, if third = 3, if fourth = 2, if fifth = 1, all others 0. Bids will be assessed using the financial offer, VAT considering leasehold 250 years and freehold disposals including overage and cashflowing the bid.	
Sub Total	

Total Score out of 5		% Score	
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After the initial process, London Borough of Brent reserves the right to introduce additional processes at which stage applicants will be re-scored based on the criteria in this scoring sheet.

WEIGHTED SCORE SUMMARY

Assessment Criteria	Base Score	Weighting Multiplier	Weighted Score
1. Proposed use of site		25%	
2. Deliverability		25%	
3. Financial Offer		50%	
		Total	

Assessment Sign off by Brent Council Representative:

SignDate.....

Name.....

...