

Wembley
Park



W P 2

Grade A office space,
open for business



QUINTAIN



WP 2



Working

Over the past decade, Wembley Park has evolved to create a brand new neighbourhood that brings people, experiences and businesses together. It's a place alive with possibilities. Vibrant, diverse, highly desirable and constantly changing.

Now you can call Wembley Park home. WP2 is 115,000 sq ft of offices and 10,000 sq ft of retail right next to Wembley's world-famous stadium. With Network Homes already confirmed as tenants, only 54,000 sq ft of office space remains available.

Spread over ground, mezzanine and eight upper floors, the building will be complete in 2019.



Indicative CGI only.



Travis & ...
pino pino
HomeWorld
LONDON
CENTRE

W.C.

W.C.

WP2

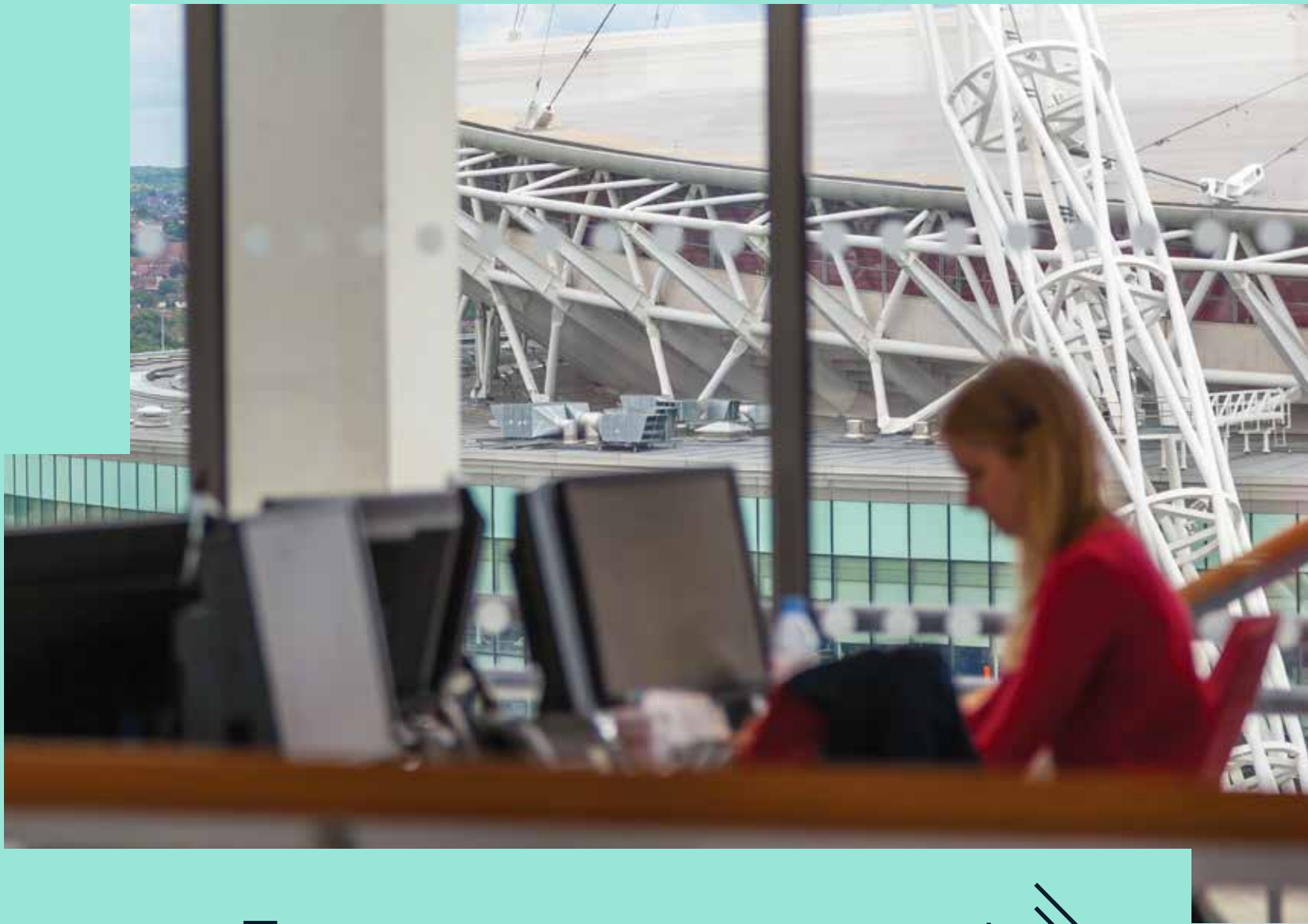
will feature an impressive double-height reception space, opening to a dual purpose amenity space



Indicative CGI only.



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4,000

office workers
already here



Over 3,000

car parking
spaces on site



1-10GB/s

super fast
broadband



AIRFRANCE 



VELOCITY 

PART OF MAGNET.IE

It's
already
happening

Wembley Park has already
attracted businesses big and
small, creating a fantastic
sense of place and community.

And there's a network to match. With connection
speeds of between 1 and 10 GB/s and free wifi
across the site, it's proving a magnet for hi-tech
businesses and financial companies dealing with
vast amounts of data.

Enjoying



**BOXPARK
WEMBLEY**



**Boxpark
Wembley**
Now open

Boxpark has recently opened at Wembley Park. With 29 independent food and beverage operators offering drinks, eating and events spaces, Boxpark Wembley will deliver more unforgettable experiences.

Also opening soon, the award-winning Troubadour Theatres is creating a 1,600 seat capacity theatre inside the former Fountain Studios.

Wembley Park Theatre will also house a modern state of the art restaurant and a fun, sociable bar space.



Over 50
retailers, 20 bars and
restaurants



London Designer Outlet has over 50 brand stores plus restaurants, cafés and a nine-screen Cineworld cinema.

Our aspirational and high street stores include Nike, Adidas, Superdry, Gap, Kurt Geiger, Marks & Spencer, Jack Wills, North Face and H&M, as well as Villeroy & Boch, Dr Martens, Lindt and The Body Shop.

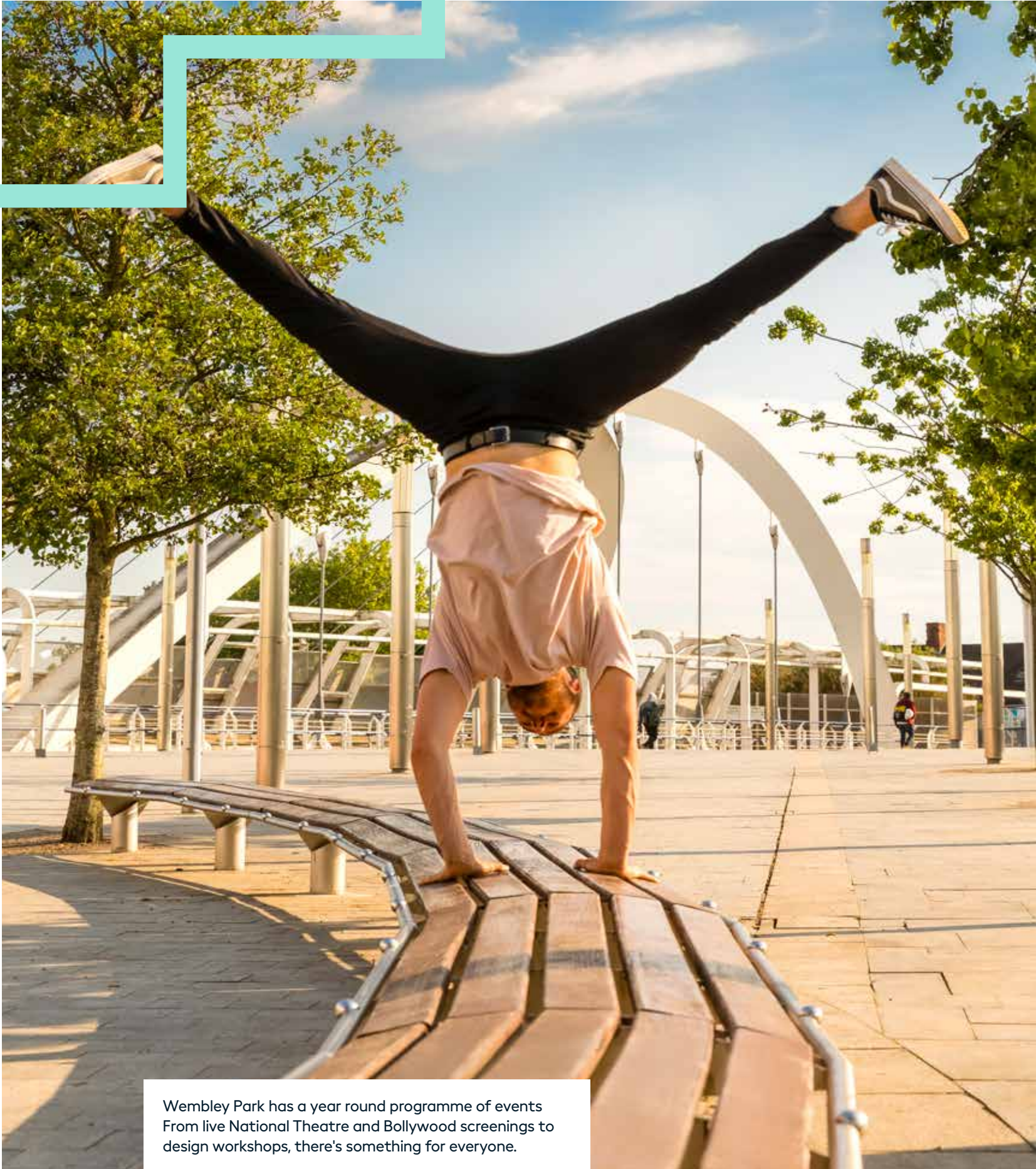


For foodies, there's just about every kind of cuisine you could ask for, and there's a thriving street food scene too.

Wembley Park is home to more than 20 restaurants, bars and coffee shops including; Ping Pong, Wagamama, Zizzi, Frankie & Benny's, Handmade Burger Co, Cabana, Sugar Dumpling and Prezzo with more exciting names on the way. And you can sample a selection of delicious produce at our markets, ranging from fresh vegetables to street food, or simply indulge in a slice of cake in one of the many coffee shops.

Black Sheep Coffee has recently opened a dine-in café on Olympic Way for the perfect cuppa and afterwork cocktails.





Wembley Park has a year round programme of events From live National Theatre and Bollywood screenings to design workshops, there's something for everyone.

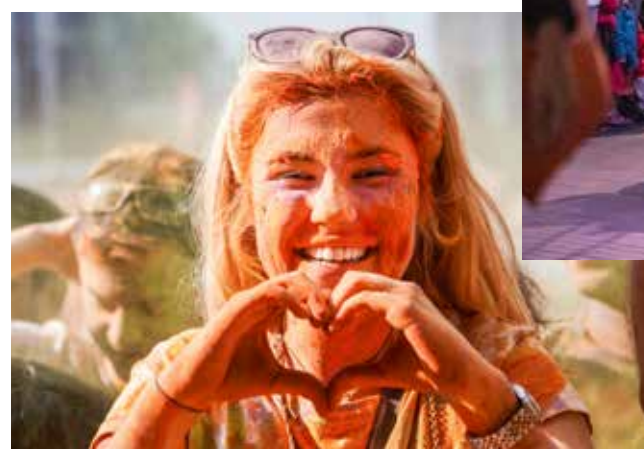


Enjoy legendary entertainment late into the evening at the Stadium and the SSE Arena, Wembley that have made the area famous worldwide, or simply chill out in front of the big screen at our 9-screen cinema.

Buzzing

Recent Events:

- Colour Run
- OVO tour series cycling
- Open-mic
- Food Markets
- Vintage Fair
- Outdoor screenings



7 acre park
coming soon, with
multi-sport games areas,
an outdoor gym and
performance spaces.



We have on-site facilities including swimming pools, gyms, and a host of exercise classes, clubs and other activities.

All complemented by Powerleague's 3G five-a-side pitches.

The Yellow is a brand new social space where you can come and get fit, learn new skills, or get creative at one of our regular classes or one-off workshops.

Activities include: Yoga, Asics fitness Club, Circuits, Boxercise, Muay Thai, Urban Gardening, Tai Chi, Group run, Dance classes and more.

Relaxing



Connecting

We've got **three tubelines** and **two overground stations**

12

minutes to
West End

Wembley Park underground station is served by the Jubilee and Metropolitan lines, connecting you to Baker Street in just 12 minutes. The Jubilee line, now running 24 hours a day on Fridays and Saturdays, gives fast, direct access to the rest of the West End, Waterloo and London Bridge mainline terminals, as well as Canary Wharf. The road network is also excellent – a five-minute drive will take you to the North Circular (A406), providing fast access to the M1, M40, M4, M25 and further afield.

Metropolitan

from Wembley Park

Jubilee

from Wembley Park

Bakerloo

from Wembley Central



from Wembley Stadium
and Wembley Central



Watford
12

King's Cross
20

Baker Street
12

Farringdon
23

Liverpool Street
29

High Wycombe
27

Uxbridge
28

Paddington
21

Marylebone
9

Oxford Circus
18

Bond Street
15

Canary Wharf
31

Heathrow Airport
43

Victoria
26

Waterloo
24


London Bridge
25





Clapham Junction
38

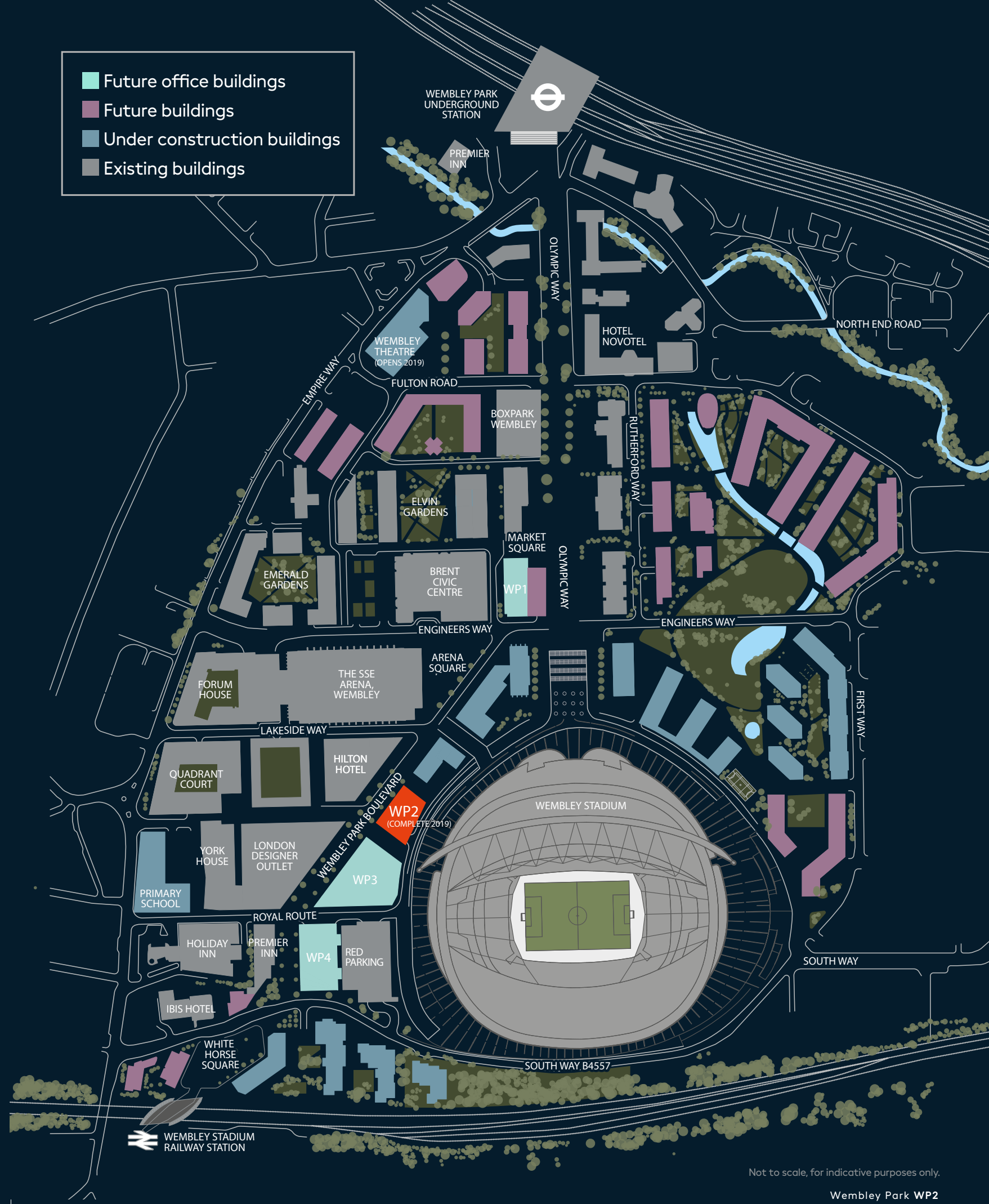


* Source: TfL Journey Planner

Delivering

| | | | |
|---|---|---|---|
|  <p>12 minutes To Baker Street station (Source: TfL)</p> |  <p>1-10GB/s Super fast broadband</p> |  <p>200 Additional nursery spaces and a new crèche</p> |  <p>4,000 Office workers already here</p> |
|  <p>20+ Restaurants, bars and cafés plus food markets</p> |  <p>50 Stores</p> |  <p>9 screen cinema</p> |  <p>3,000 Car parking spaces on site</p> |
|  <p>7,500 Homes in total</p> |  <p>365 Day destination Sports, music and events</p> |  <p>11,600,000 Visitors In the last year</p> |  <p>Substantial saving in total occupancy costs to Central London</p> |
|  <p>7-acre A new seven acre public park and a new London square</p> |  <p>Facilities GP surgery, community spaces, sports facilities and a new public play park</p> |  <p>1,400 Hotel Rooms</p> | |

-  Future office buildings
-  Future buildings
-  Under construction buildings
-  Existing buildings



Not to scale, for indicative purposes only.

WP2 Completing 2019



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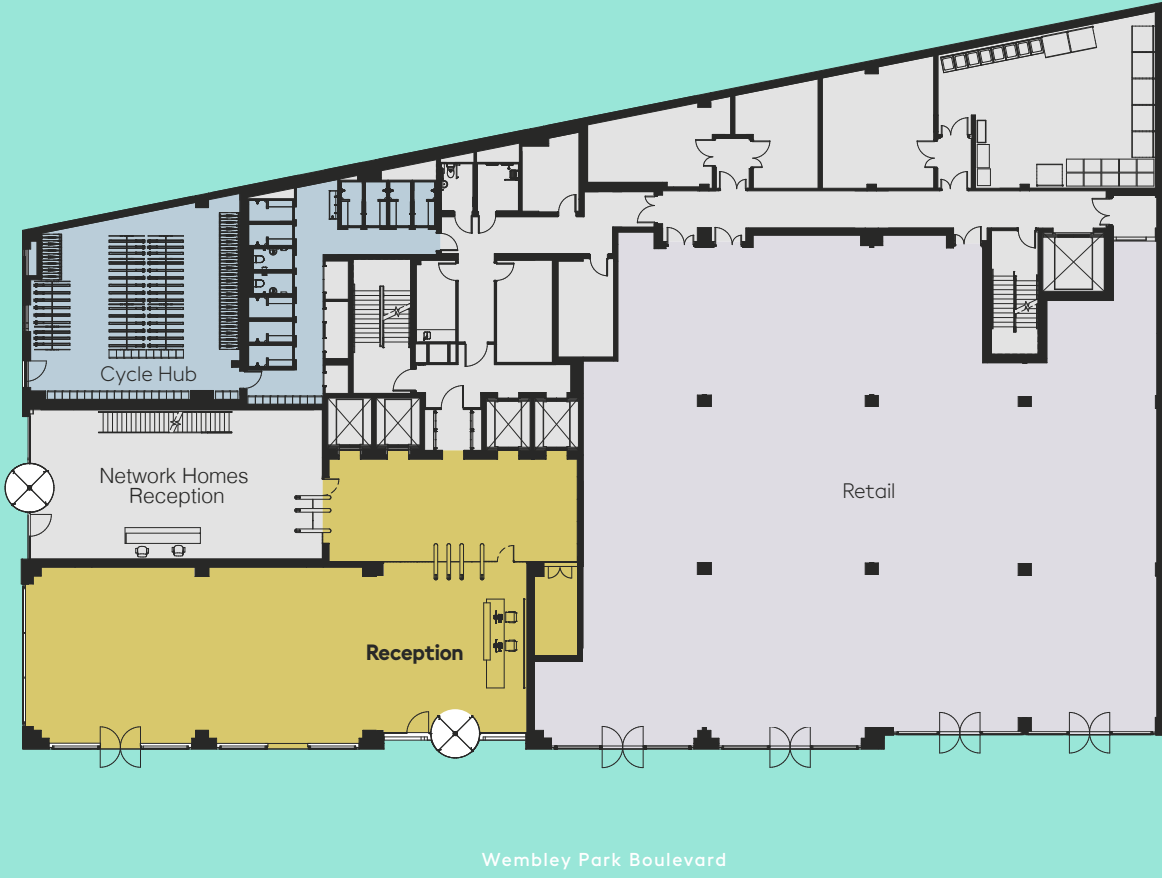
Availability



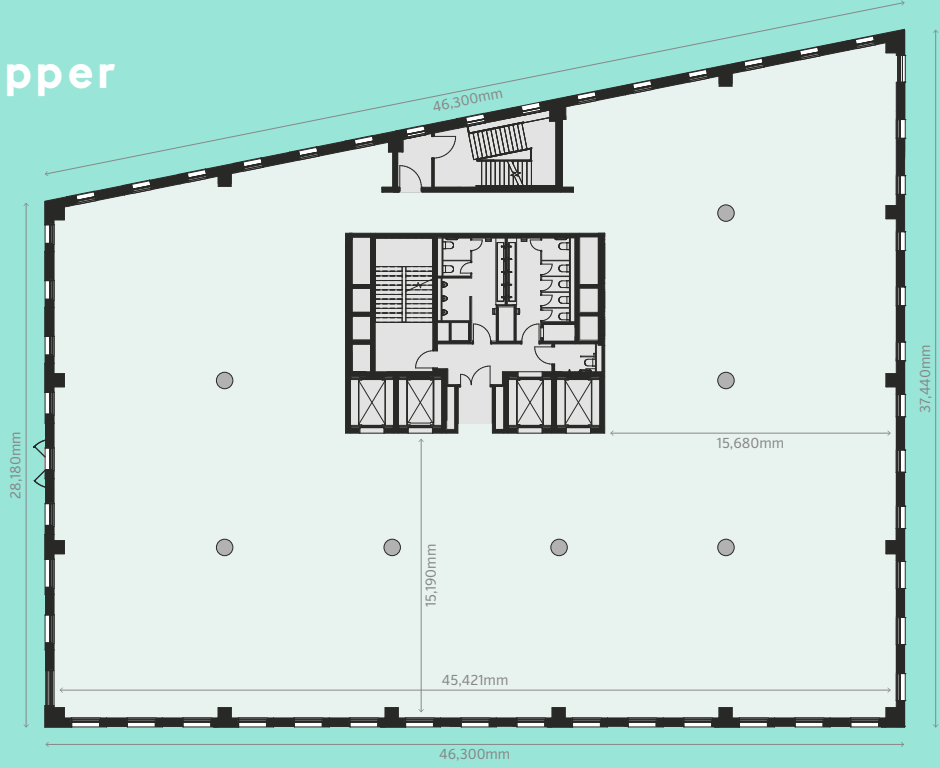
| Floor | Use | sq m | sq ft |
|------------------------|---------------|-------------------|---------------------|
| Eighth floor | Office | 1,253 sq m | 13,487 sq ft |
| Seventh floor | Office | 1,253 sq m | 13,487 sq ft |
| Sixth floor | Office | 1,253 sq m | 13,487 sq ft |
| Fifth floor | Office | 1,253 sq m | 13,487 sq ft |
| Fourth floor | Office | LET | LET |
| Third floor | Office | LET | LET |
| Second floor | Office | LET | LET |
| First floor | Office | LET | LET |
| Mezzanine | Office | LET | LET |
| Ground floor | Reception | 267 sq m | 2,874 sq ft |
| Ground floor | Retail | 967 sq m | 10,406 sq ft |
| Ground floor | Cycle hub | 186 sq m | 2,007 sq ft |
| Total available | Office | 5,012 sq m | 53,948 sq ft |

Floor Plans

Ground



Typical Upper



Plans not to scale, for indicative purposes only.



**State of the art
contemporary, exposed
services design**

Indicative CGI only.



Concierge service



Allocated car parking



4 pipe fan coil air conditioning



Occupational density of 1:8 sq m



103 secure cycle spaces



103 lockers



10 showers



Floor to soffit height of 3.375m



Floor to acoustic panels height of 2.7m



Raised access floor



4 x 21 person passenger lifts

BREEAM®
Targeting BREEAM Excellent

EPC
Targeting EPC B(27)

WP2 is just the beginning – plans are in place to create additional offices ranging from 113,000 sq ft to 260,000 sq ft. They will all feature impressive reception areas, large flexible floor plates and will be able to accommodate an occupational density of 1:8 sq m.

Coming Soon



Indicative CGI only.

WP1

113,000 sq ft of offices over ground and ten upper floors, with a large roof terrace on the first floor. Four ground floor retail or food and beverage units.



Indicative CGI only.

WP3

260,000 sq ft of offices over ground and eight upper floors, with a terrace off the eighth floor. Five ground floor retail or food and beverage units.



WP4

145,000 sq ft of offices over ground and seven upper floors, with a terrace off the seventh floor. Four ground floor retail or food and beverage units.



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Wembley Park WP2



A Development by QUINTAIN

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