Grade A office space, open for business
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.
WP2

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

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.

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

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

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.
Relaxing

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.

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

12 minutes
To Baker Street station
(Source: TfL)

1-10GB/s
Super fast broadband

200
Additional nursery spaces
and a new creche

4,000
Office workers
already here

20+
Restaurants, bars and cafes
plus food markets

50
Stores

9 screen
Cinema

3,000
Car parking
spaces on site

7,500
Homes in total

365
Day destination
Sports, music and events

11,600,000
Visitors
in the last year

£
Substantial saving
In total occupancy costs
to Central London

7-acre
A new seven acre
public park and a
new London square

Facilities
GP surgery, community
spaces, sports facilities and
a new public play park

1,400
Hotel Rooms

Not to scale, for indicative purposes only.
WP2 Completing 2019
### Availability

**Floor Plans**

- **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
- **Third floor**: Office, LET
- **Second floor**: Office, LET
- **First floor**: Office, LET
- **Mezzanine**: Office, LET
- **Ground floor**: Reception, 267 sq m (2,874 sq ft); Retail, 967 sq m (10,406 sq ft); Cycle hub, 186 sq m (2,007 sq ft)

**Total available Office**: 5,012 sq m (53,948 sq ft)

*Let to Network Homes*

---

### Floor Plans

**Ground**

- Wembley Park Boulevard
- Network Homes Reception

**Typical Upper**

- Eighth floor: 13,487 sq ft
- Seventh floor: 13,487 sq ft
- Sixth floor: 13,487 sq ft
- Fifth floor: 13,487 sq ft
- Fourth floor: LET
- Third floor: LET
- Second floor: LET
- First floor: LET
- Mezzanine: LET
- Ground floor: Reception, 267 sq m (2,876 sq ft); Retail, 967 sq m (10,406 sq ft); Cycle hub, 186 sq m (2,007 sq ft)

**Total available Office**: 5,012 sq m (53,948 sq ft)

*Plans not to scale, for indicative purposes 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

Targeting BREEAM Excellent

103 lockers

Targeting EPC B(27)

State of the art contemporary, exposed services design
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

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.

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.
Misrepresentation Act 1967

Joint agents Savills, DTRE and Cushman & Wakefield give notice that: these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by Savills, DTRE and Cushman & Wakefield has any authority to make any representation or warranty whatsoever in relation to this property. December 2018.

Sat Nav: Red Parking, South Way, Wembley HA9 0RX

wembleyparkoffices.com