



Wembley  
Park

Open for  
business

**We're delivering the new  
creative business  
destination for London.**

**Wembley Park's 85 acres have evolved  
to create a brand new neighbourhood  
that brings business, people and  
experiences together.**

**It's a place alive with possibilities.  
Vibrant, diverse, highly desirable  
and constantly changing.**

Built in 1934 as the Empire Pool, the arena has been an iconic music and live entertainment venue for 80 years.

After a substantial renovation of the Grade II listed building, it was renamed 'The SSE Arena, Wembley' in 2014.

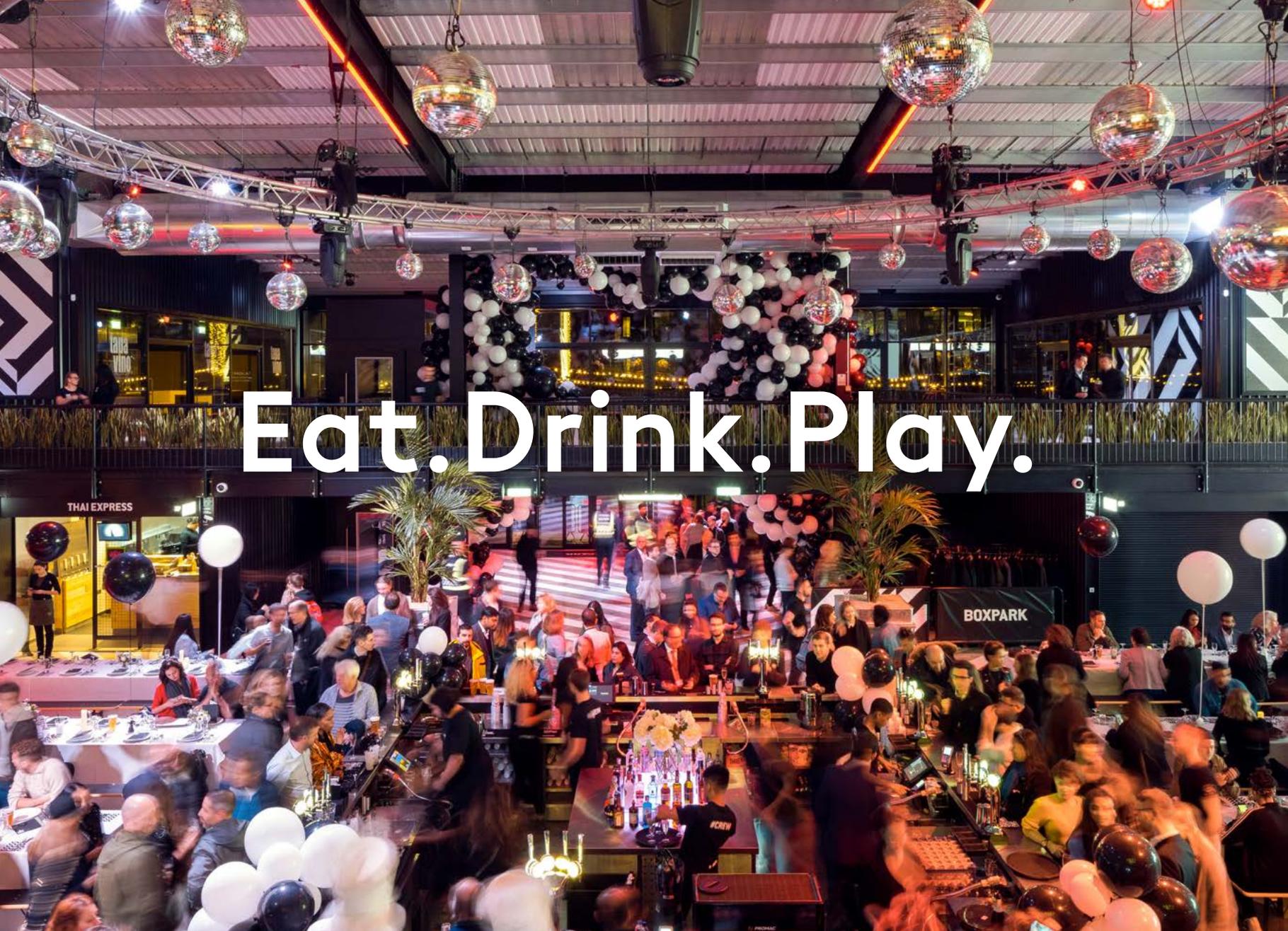
# Iconic venues



A large, modern multi-story building with a glass and wood facade. The building features a prominent yellow staircase in the foreground, a red elevator structure, and a glass and wood facade. The building is surrounded by a glass and wood structure, and the sky is visible through the glass panels.

# Award winning buildings

Designed by Hopkins Architects, our Civic Centre, when completed, was the most sustainable civic building in the UK thanks to a combination of solar shading, natural ventilation and a high-performance façade.



**Eat. Drink. Play.**

The image captures a bustling, multi-level nightclub atmosphere. The ceiling is adorned with numerous large, reflective disco balls and smaller spherical ornaments, creating a shimmering effect. A dense crowd of people is seen on various levels, including a mezzanine with a glass railing. The central area features a bar with a well-stocked display of bottles and a DJ booth. To the left, a sign for 'THAI EXPRESS' is visible, and to the right, a sign for 'BOXPARK' is present. The overall scene is decorated with black, white, and pink balloons, and the lighting is a mix of warm and cool tones, typical of a party environment.

# BOXPARK



Boxpark Wembley includes 29 independent food and beverage operators offering drinks, eating and events spaces, and welcomed 110,000 people in its first month of trading.

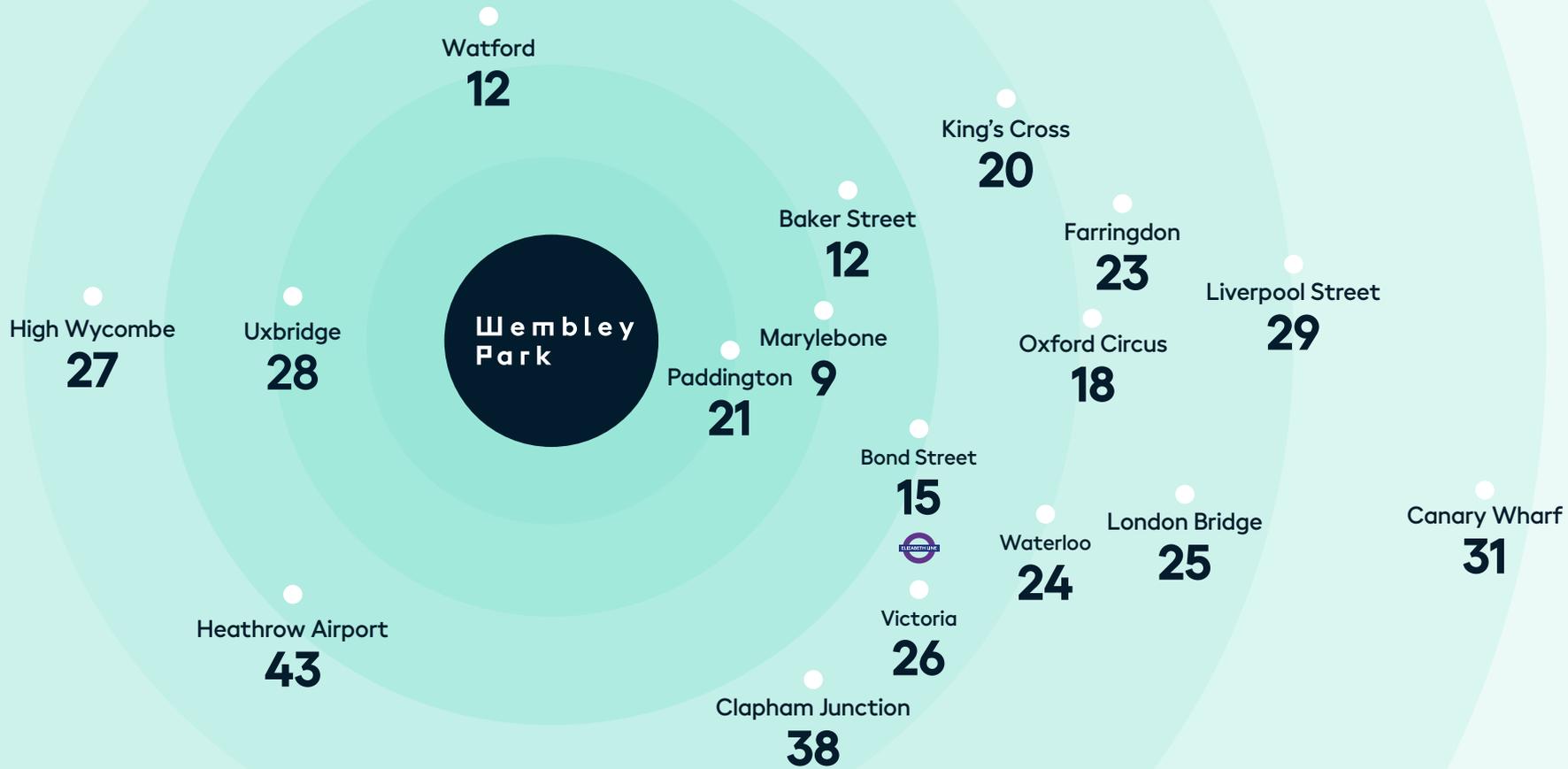
A blurred red train is moving past a platform. In the background, a circular station sign with a red border and a white center is visible, with a blue horizontal bar across it containing the text 'WEMBLEY PARK' in white capital letters. The overall scene is out of focus, emphasizing speed.

# Fast track

12 minutes to West End

Wembley Park underground station, served by the Jubilee and Metropolitan lines, connects you to Baker Street in just 12 minutes and welcomes around 17 million users a year - that's more than Covent Garden! And our 24 hour destination benefits from the night tube on Fridays and Saturdays.

Wembley Park also boasts Wembley Stadium and Wembley Central overground stations and is just nine minutes to Marylebone.





# Superhighway

State-of-the-art connectivity, built into our infrastructure, enables ultra-fast speeds of up to 10gb/s for businesses. Wembley Park also benefits from full 4G network connectivity.

# 750,000 sq ft of office space

Our nine million sq ft mixed-use development, will include around three quarters of a million sq ft of offices and half a million sq ft of retail and leisure.

A woman in a red top is seen from the side, working at a computer in an office. The office has large windows that offer a view of a modern building's white, complex structural framework. The text "4,000 office workers already on-site" is overlaid on the image.

# 4,000 office workers

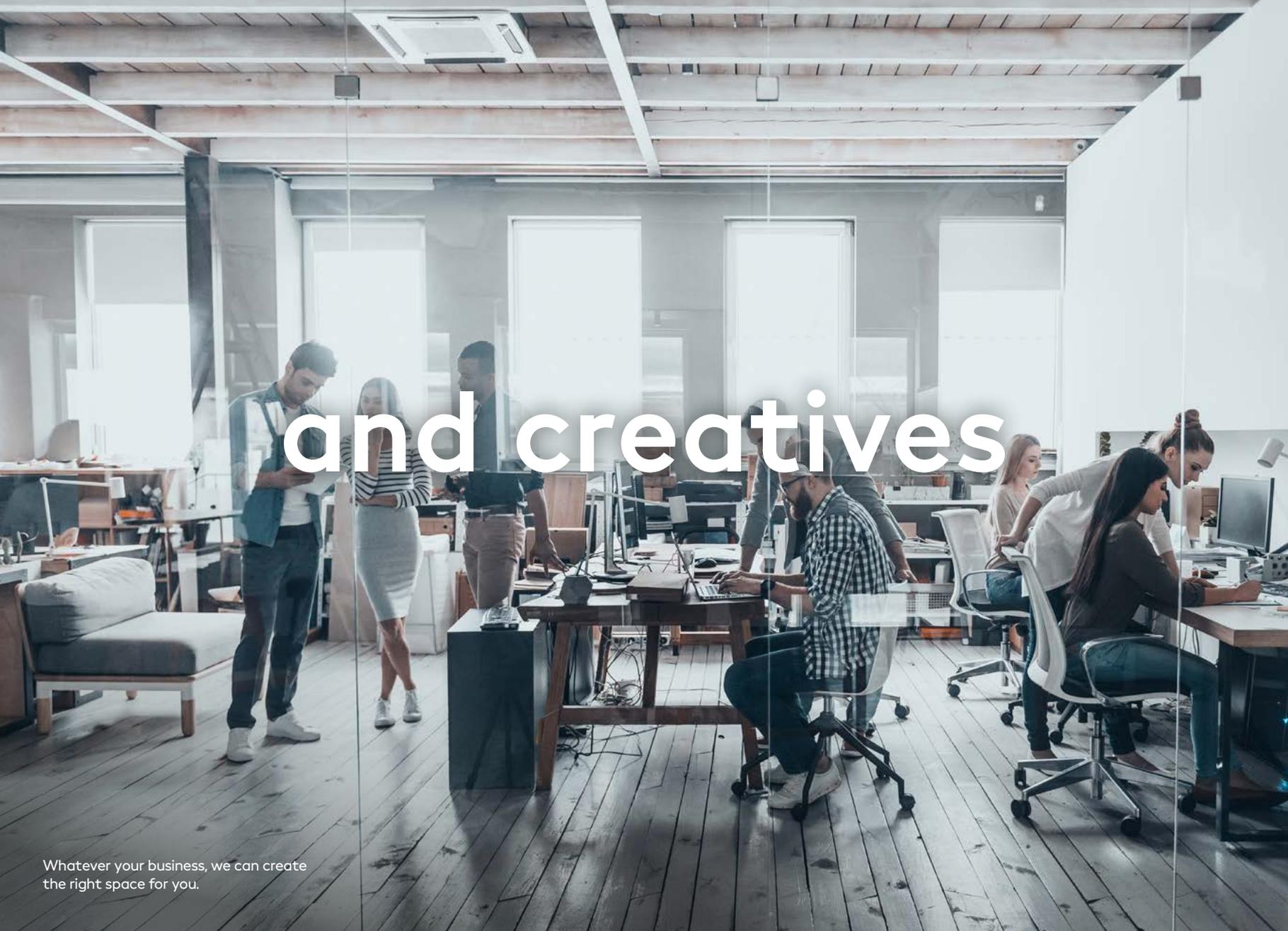
already on-site

We already have a thriving business community. From household names, like Air France, The FA and The Royal Philharmonic Orchestra, to tech start ups, occupiers have realised the potential of this well-connected working environment.

A modern office environment with glass partitions and multiple workers at computer workstations. The scene is brightly lit, likely by natural light from large windows in the background. In the foreground, a man with a beard and short hair, wearing a light blue button-down shirt, is seated at a desk, focused on his work on a computer. He is wearing a headset. Behind him, another man is also working at a computer, also wearing a headset. To the right, a woman is visible, also working. The desks are equipped with multiple monitors, keyboards, and mice. A desk lamp is visible above the man in the foreground. The overall atmosphere is professional and busy.

# For suits

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, perfect for any business.



and creatives

Whatever your business, we can create  
the right space for you.

A photograph of a restaurant table set for dining. In the foreground, a white plate holds a seafood pasta dish with mussels, shrimp, and yellow pasta. To the left, a wooden cutting board has several slices of bread. In the background, there are two wine glasses, one partially filled with white wine, and a red pepper mill. A menu or sign with the name 'Remoli' is visible. The table is made of light-colored wood, and the background shows an outdoor dining area with greenery and a blurred street scene.

# Dine out

Wembley Park is already home to more than 20 restaurants, bars and coffee shops including; Wagamama, Pasta Remoli, Bread Ahead and Nando's.

A photograph of a busy coffee shop interior. In the foreground, a man in a black t-shirt with the text 'HERD BEHIND' on the back is standing at the counter. A woman in a black t-shirt is working behind the counter. Other customers are visible in the background, some sitting at tables and others standing. A neon sign in the background reads 'Craft Beer & Forgotten Cocktails'. A large pink logo is visible on the right side of the image. The overall atmosphere is warm and social.

# Coffee to cocktails

One of our many on-site coffee shops, Black Sheep Wembley Park is open for morning coffee and stays open late in the evenings to host your after work catch ups with coffee inspired cocktails.



# Space for artists

Second Floor Studios are running a collective of 26 affordable studio spaces for artists and designers, the first of its kind in Wembley Park.

# amazon fresh

# Innovators

NO QUEUES. NO CHECKOUT.  
NO STAFF.  
JUST WALK OUT SHOPPING

Store Hours  
Mon-Fri: 7am-11pm  
Saturday: 7am-11pm  
Sunday: 7am-11pm

amazon fresh  
Now OPEN

Amazon Fresh has opened one of its first UK stores in Wembley Park. The 2,500 sq ft Amazon Fresh store is powered by Just Walk Out technology and offers a wide range of fresh produce and other products to appeal to customers.



DISCOVER

and makers

Combining lifestyle, fashion, food, arts and crafts, and health and wellness, Wembley Park Market offers merchants the chance to mould their brand, and shoppers the ability to find sustainable, one-of-a-kind products.

A photograph of two women walking down a city street, smiling and carrying shopping bags. The woman on the left is wearing a leopard print dress and has a large brown paper shopping bag with the 'BJÖRN BORG' logo. The woman on the right is wearing a yellow t-shirt with a white graphic and an orange skirt, carrying a blue 'asics.com' bag and an orange 'dryStore' bag. The background shows a busy street with storefronts, including one with 'WILLS' signage.

# Trendsetters

With over seven million visitors a year, London Designer Outlet is the capital's first fashion and lifestyle outlet centre and the UK's fastest growing. Home to brands including Nike, Converse, PUMA, Kurt Geiger, Dune, Moss Bros, Tommy Hilfiger, Yankee Candle, Jack Wills, Sunglass Hut and Haribo, there's something for everyone.



# A place to call home

We are busy creating a community of 8,400 homes which will be home to 20,000 people. Our new residential neighbourhoods complement the vibrancy of the destination, as well as creating new spaces with areas of tranquillity.

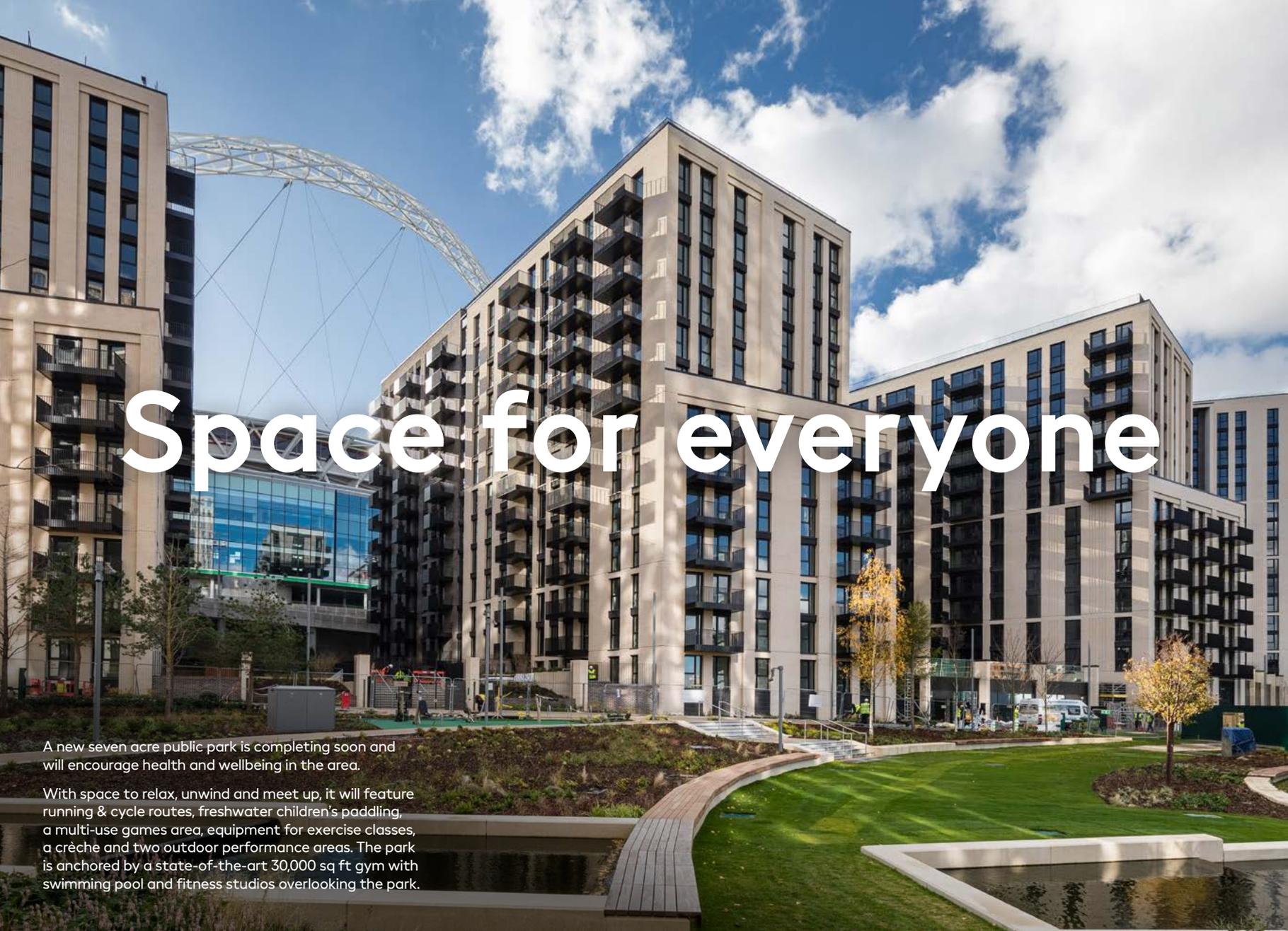


# Rent easy

Wembley Park is home to Quintain Living, who is rewriting the rental rulebook. Enjoy quality, curated apartments for rent with zero deposit, utilities sorted, broadband included and stylish social spaces.

**QUINTAIN**  
**LIVING**



A photograph of a modern residential development. In the foreground, there is a lush green park with a curved wooden walkway, a small pond, and a grassy area. In the background, several multi-story apartment buildings with balconies are visible. The Wembley Stadium arch is prominent in the sky. The text "Space for everyone" is overlaid in large white letters across the center of the image.

# Space for everyone

A new seven acre public park is completing soon and will encourage health and wellbeing in the area.

With space to relax, unwind and meet up, it will feature running & cycle routes, freshwater children's paddling, a multi-use games area, equipment for exercise classes, a crèche and two outdoor performance areas. The park is anchored by a state-of-the-art 30,000 sq ft gym with swimming pool and fitness studios overlooking the park.



# For big days out

Our public realm of squares and open boulevards offer an unrestricted experience which is simply impossible in many other areas of London. A go-to destination for events, with crowd pleasers, festivals and free screenings, to the biggest names in entertainment.



# Night owls

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 at Boxpark or in front of the big screen at our 9-screen cinema.

\*Wembley Stadium, connected by EE



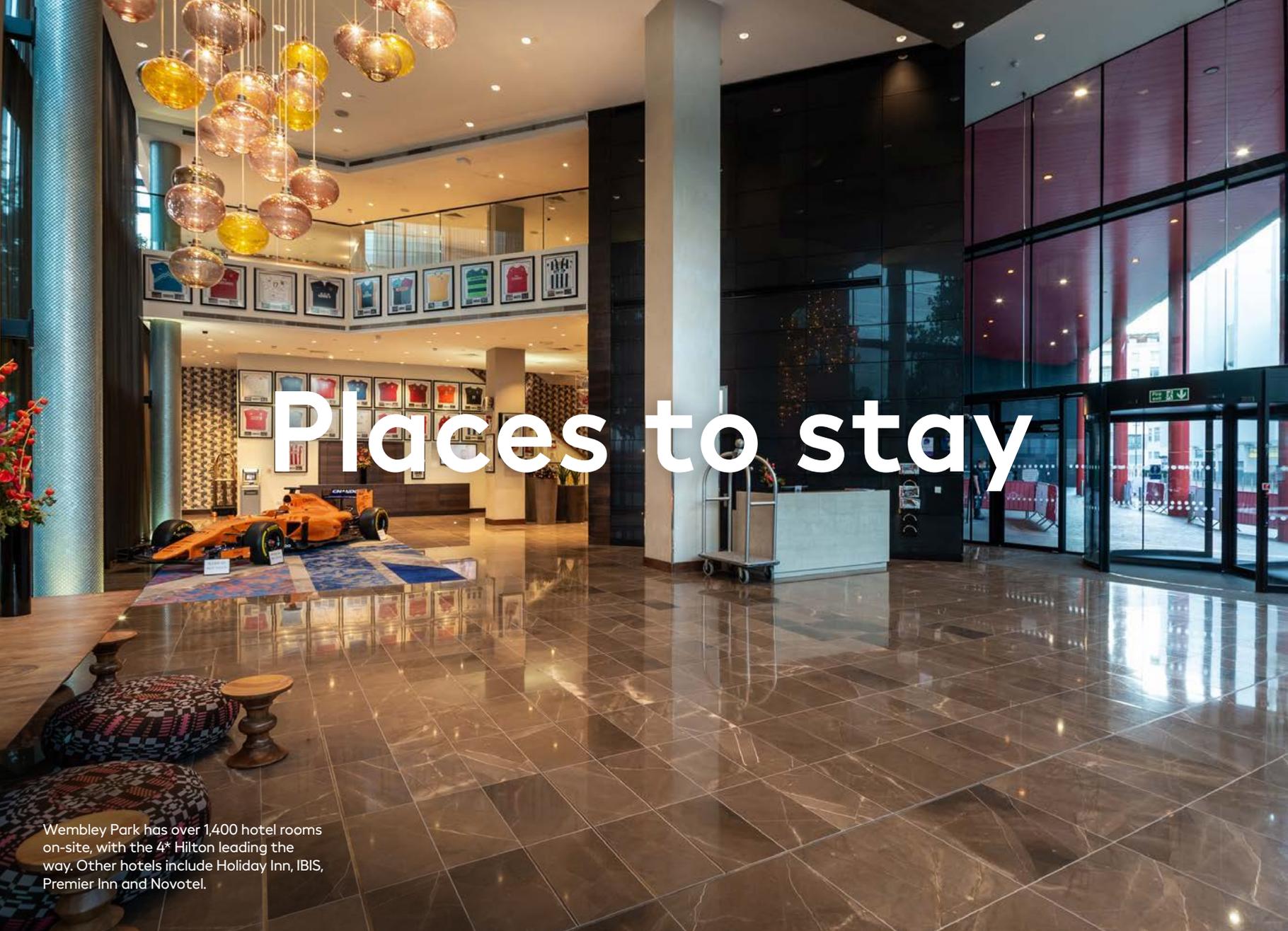
# and culture vultures

Troubadour Wembley Park Theatre has a 2,000 seat capacity and a modern, state-of-the-art restaurant and sociable bar space, all created inside the former Fountain Studios. The programme has included the highly acclaimed National Theatre production of War Horse.



# Acres of parking

With excellent road links to the M1, M40, M4 and M25, our site is perfectly located for every major transport hub and with over 3,000 spaces across site you're spoilt for choice.



# Places to stay

Wembley Park has over 1,400 hotel rooms on-site, with the 4\* Hilton leading the way. Other hotels include Holiday Inn, IBIS, Premier Inn and Novotel.

A photograph of an indoor swimming pool. In the foreground, a person is swimming freestyle in a lane. The water is blue with white and blue lane dividers. In the background, a lifeguard in a red shirt sits on a high chair. The pool is well-lit with overhead lights.

# A wealth of health

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

A group of young men are gathered in a dance studio. One man in the center is performing a power move, balancing on one hand with his legs in the air. He is wearing a grey t-shirt with 'LONDON' on it and grey sweatpants. Five other men are standing around him, clapping and watching. They are wearing various casual clothing like hoodies, t-shirts, and track pants. The background is a plain wall with some faint graffiti.

# Life & soul

The community and people of Wembley Park are its very life and soul. Our social space, The Yellow, provides a hub for many, offering over 25 activities per week, like dance classes, Tai Chi and even open mics. It's a space that's completely dedicated to fun and learning.



# A poignant past

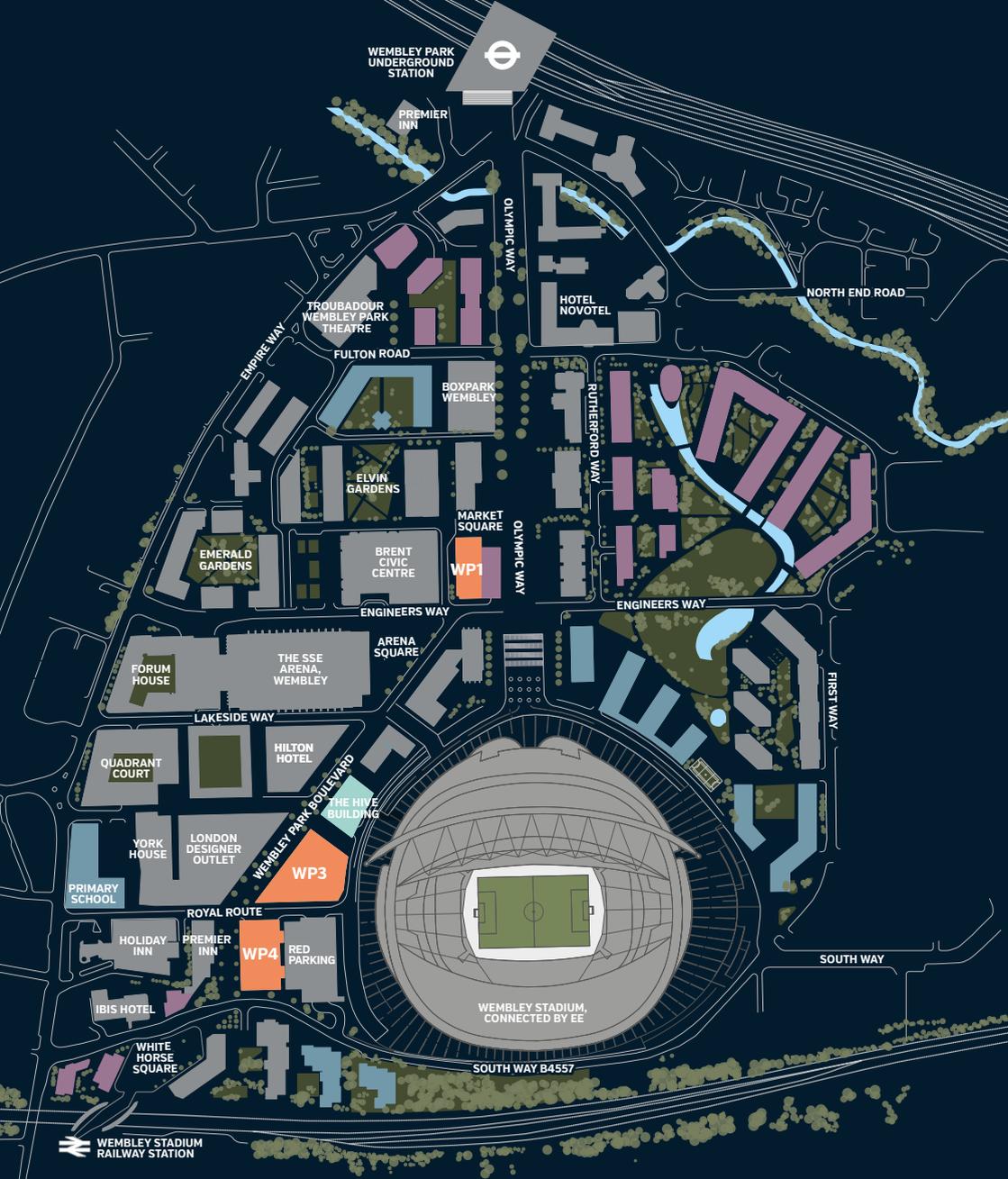
We're proud of our heritage. We've hosted both the 1948 and 2012 Olympic Games, the Empire Games (later known as The Commonwealth Games), Live Aid, Muhammad Ali, the best of the music industry and of course the 1966 World Cup.

We are also looking forward to the National Stadium hosting the 2021 UEFA European Football Championship.



# A passionate future

We're excited by our future and currently spending a million and a half pounds a day; that's two billion pounds to date, to deliver our vision. In total, it's a three billion pound project that's fully funded and on track to be delivered by 2027.



**Wembley Park provides new Grade A workspace totalling 633,000 sq ft in four new office buildings**

**WP1**

113,000 sq ft of office space over ten upper floors

**The Hive Building**

115,000 sq ft of office space over nine upper floors

**WP3**

260,000 sq ft of office space over eight upper floors

**WP4**

145,000 sq ft of office space over seven upper floors

<span style="color: orange;">■</span>	Future office buildings
<span style="color: purple;">■</span>	Future buildings
<span style="color: blue;">■</span>	Under construction buildings
<span style="color: grey;">■</span>	Existing buildings

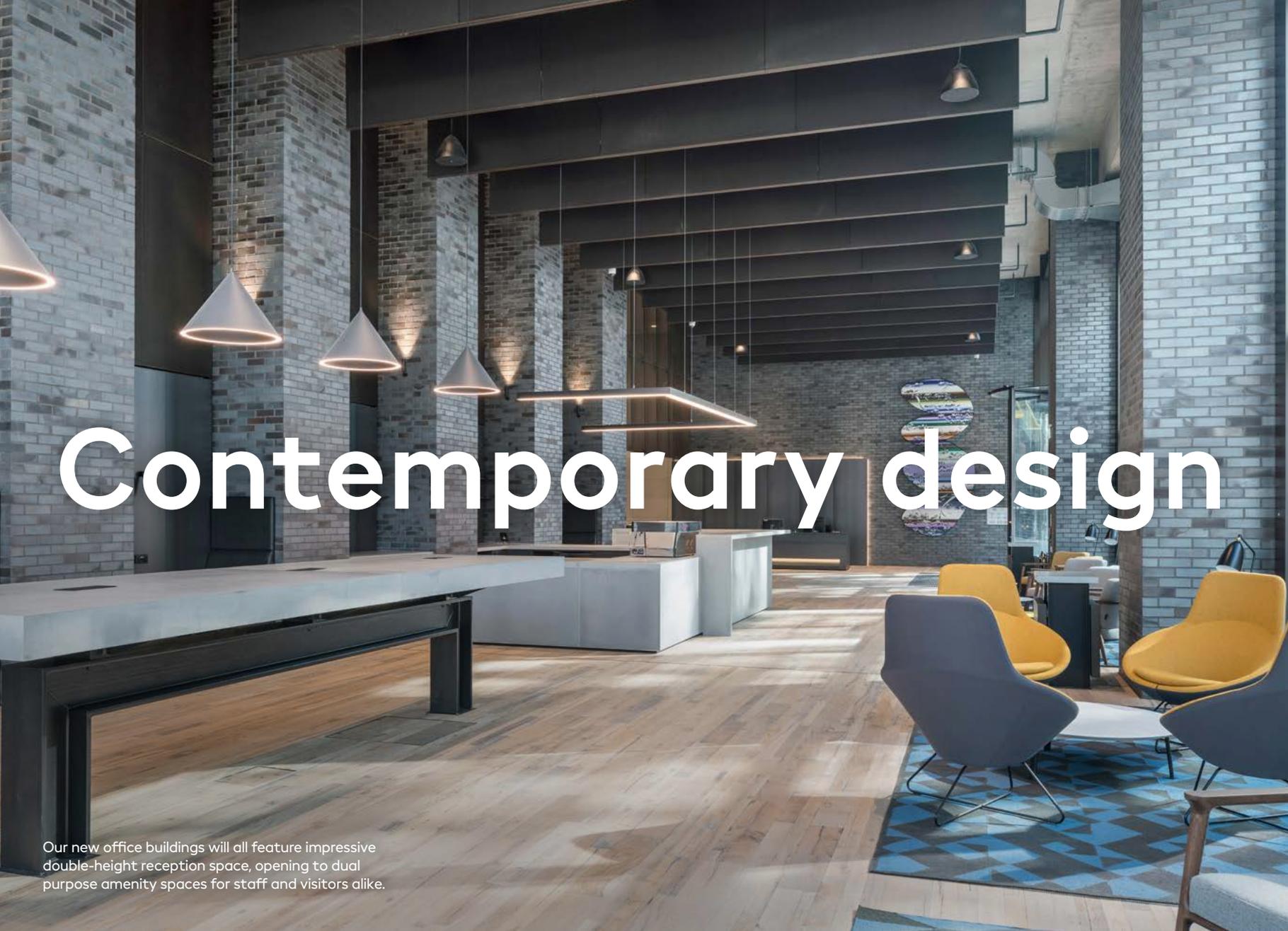
Not to scale, for indicative purposes only.



# Available now

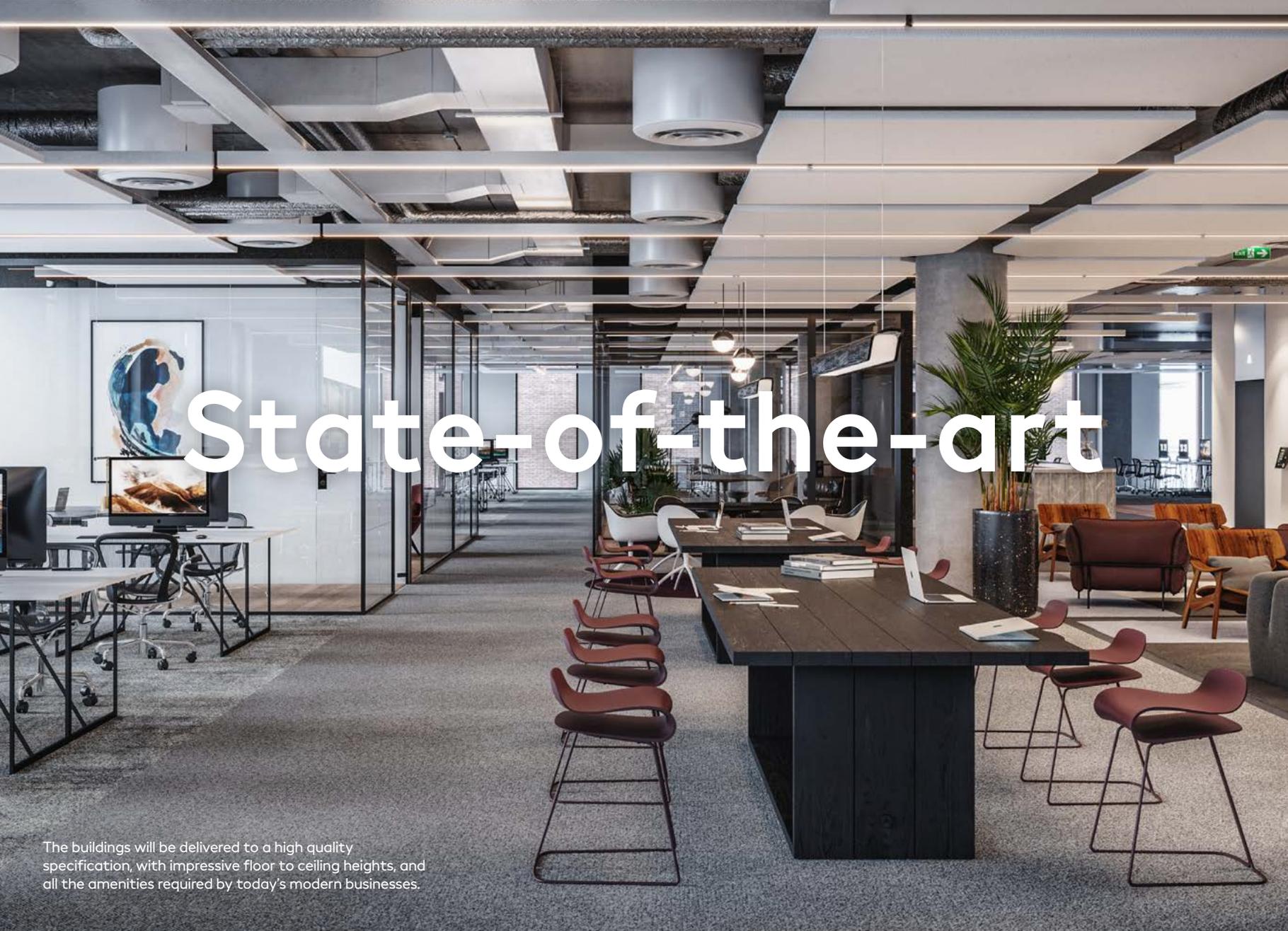
The Hive Building, our first new build office, is now complete. This Grade A space offers 115,000 sq ft of offices and 10,000 sq ft of retail accommodation over ground, eight upper floors and a mezzanine. The building is situated next to the iconic Wembley Stadium and fronting onto Wembley Park Boulevard.

With Network Homes already taking space, only 54,000 sq ft of offices remain.

A modern office interior with a double-height reception space. The space features brick walls, a long white reception desk, and contemporary seating. The ceiling is dark with exposed ductwork and modern lighting fixtures. The floor is made of light-colored wood. In the background, there is a colorful abstract artwork on the wall.

# Contemporary design

Our new office buildings will all feature impressive double-height reception space, opening to dual purpose amenity spaces for staff and visitors alike.



# State-of-the-art

The buildings will be delivered to a high quality specification, with impressive floor to ceiling heights, and all the amenities required by today's modern businesses.



Concierge service



Allocated car parking



Air conditioning



Occupational density of 1:8 sq m



Floor to soffit height of 3.375m



Secure cycle spaces



Showers & lockers



Raised access floor

BREEAM®

Targeting BREEAM Excellent



Wired Certified Gold

# Wembley Park in numbers



**12 minutes**

To Baker Street station (Source: TfL)



**Up to 10GB/s**

Ultra-fast broadband



**4,000**

Office workers already here



**7 acre**

New public park



**50**

Designer brand stores



**20+**

Restaurants bars and cafés



**9**

Screen Cinema

**BOXPARK WEMBLEY**

**29**

Street food and drinks vendors



**1,400**

Hotel rooms



**3,000**

Car parking spaces on-site



**365**

Day destination



**2,000**

Seat capacity theatre

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## A DEVELOPMENT BY



QUINTAIN

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