Grade A office space, open for business
Alive with possibilities

WP2

Wembley Park
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 your business 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

Indicative CGI only.
WEMBLEY PARK HAS ALREADY ATTRACTED BUSINESSES BIG AND SMALL, CREATING A FANTASTIC SENSE OF PLACE AND COMMUNITY.

And there’s a network to match. 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 and is proving a magnet for hi-tech businesses and financial companies dealing with vast amounts of data.
BASE YOURSELF AT WEMBLEY PARK AND THERE’S SO MUCH TO DO RIGHT ON YOUR DOORSTEP.

London Designer Outlet has over 50 brand stores, 20 restaurants and cafes, plus a nine-screen Cineworld cinema.

The SSE Arena, Wembley (previously known as Wembley Arena) is one of the UK’s biggest concert venues, while the iconic Foster + Partners-designed Wembley Stadium hosts major sporting events and concerts.

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

Staying over? There are 1,400 hotel rooms at Wembley Park, including the Hilton with its rooftop Sky Bar 9. Local office workers can use the hotel’s gym and pool when they become members* — and there are Powerleague 5-a-side football pitches as well.

Throughout the year, you’ll find events popping up in the boulevards and green spaces at Wembley Park, from festivals to food markets.

And if this wasn’t enough, Boxpark will open in late 2018. With 29 independent food and beverage operators, Boxpark Wembley will fuse modern street food with cool bars to create a unique dining and cultural destination.

*Membership applies

Calling all shoppers, film-lovers, foodies and culture vultures
Over 50 Retailers
Over 20 bars, restaurants and coffee shops
1,400 Hotel rooms
4,000+ Residential units complete or under construction
With three stations, three tube lines and two rail lines, Wembley Park is incredibly well-connected.

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.

12 minutes: Baker Street
32 minutes: Canary Wharf
20 minutes: King’s Cross

Source: Google maps

<table>
<thead>
<tr>
<th>Destination</th>
<th>Time</th>
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<tbody>
<tr>
<td>Heathrow</td>
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<tr>
<td>Luton</td>
<td>44 mins</td>
</tr>
<tr>
<td>City</td>
<td>95 mins</td>
</tr>
<tr>
<td>Stansted</td>
<td>1 hr</td>
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Source: TfL

Just 12 minutes to the West End

With three stations, three tube lines and two rail lines, Wembley Park is incredibly well-connected.
It all adds up

HOMES AND HEALTH

7,500
HOMES IN TOTAL

630
PLACES IN A NEW THREE-FORM ENTRY PRIMARY SCHOOL

200
ADDITIONAL NURSERY SPACES AND A NEW CRÈCHE

FACILITIES
GP SURGERY, COMMUNITY SPACES, SPORTS FACILITIES AND A NEW PUBLIC PLAY PARK

HAVING FUN, RELAXING AND GETTING ABOUT

365
DAY DESTINATION SPORTS, MUSIC, EVENTS, SHOPPING, CINEMA, MARKETS, RESTAURANTS AND HOTELS

7 ACRE
A NEW SEVEN ACRE PUBLIC PARK AND A NEW LONDON SQUARE

TRANSPORT
IMPROVED CONNECTIONS

OVER 3,000
PUBLIC CAR PARKING SPACES A PERMANENT SOLUTION FOR STADIUM PARKING

WORK AND PLAY

OVER 8,000
NEW JOBS IN ADDITION TO THE CONSTRUCTION FORCE

11,600,000
VISITORS IN THE LAST YEAR

£1.5 MILLION
CURRENT SPEND EACH DAY

£1 BILLION
INVESTMENT TO DATE

£1 BILLION
INVESTMENT
TO DATE

Not to scale, for indicative purposes only.
A forward-thinking, neighbourhood-led approach at Wembley Park we believe the spaces between the buildings are just as important. Substantial thought has gone into the design of the placemaking and streetscape around WP2. And along with the Arena square, you’ll soon be able to enjoy a new seven acre public park, with multi-sport games areas, an outdoor gym and performance spaces for everyone.
Indicative CGI only.

WP2 completion 2019

Wembley Park
Available space

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>sq m</th>
<th>sq ft</th>
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<tbody>
<tr>
<td>Eighth floor</td>
<td>Office</td>
<td>1,253</td>
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<tr>
<td>Seventh floor</td>
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<tr>
<td>Sixth floor</td>
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<tr>
<td>Fifth floor</td>
<td>Office</td>
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<td>13,487</td>
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<tr>
<td>Fourth floor</td>
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<td>LET</td>
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<td>Third floor</td>
<td>Office</td>
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</tr>
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<td>Second floor</td>
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</tr>
<tr>
<td>First floor</td>
<td>Office</td>
<td>LET</td>
<td>LET</td>
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<tr>
<td>Mezzanine</td>
<td>Office</td>
<td>LET</td>
<td>LET</td>
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<tr>
<td>Ground floor</td>
<td>Reception</td>
<td>267</td>
<td>2,874</td>
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<tr>
<td>Ground floor</td>
<td>Retail</td>
<td>967</td>
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<tr>
<td>Ground floor</td>
<td>Cycle hub</td>
<td>186</td>
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<tr>
<td>Total available</td>
<td>Office</td>
<td>5,012</td>
<td>53,948</td>
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</table>

TYPICAL UPPER FLOOR
Office: 1,253 sq m (13,487 sq ft)

Available space

Floor plans

GROUND
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)

TYPICAL UPPER FLOOR
Office: 1,253 sq m (13,487 sq ft)
**Density** 1.8 sq m per person as shown

136 desks
6 offices
5 meeting rooms
2 collaboration areas
Breakout spaces
Reception and waiting area
Staff lockers
Tea points

**OCCUPANCY**
Workplace density max 18 sq m per workplace
Means of escape 16 sq m per person

**FLOOR PLATE EFFICIENCY**
NIA: GIA Minimum 85% targeted

**PLAN DEPTH & CEILING HEIGHT**
Window to core 12-18m (deep plan)
1365mm floor-to-floor height
Min 2.7m floor-to-ceiling height
150mm raised floor (overall)

**GRIDs**
1.5m planning grid
9 x 9m column grid

**CIRCULATION**
Percentage of primary circulation to
NIA 15 to 22% (subject to tenant fit out)

**SUBDIVISION**
Floor plate flexibility for subdivision
into two separate tenancies

**TOILET PROVISION**
NIA per person 110 sq m
Male/female ratio 60%/40%
Unisex wheelchair accessible WC and
male/female ambulant disabled cubicles

**CYCLING PROVISION AND SHOWERS**
103 secure cycle spaces
103 lockers
10 showers (incl one accessible shower)

**CAR PARKING**
Available by separate agreement

**LIFTS**
NIA per person 1:10 sq m
4 x 21-person/1,500kg destination
control passenger lifts
Lift cars 1,400 x 2,400mm internal

**STRUCTURAL LOADINGS**
Live:
- Ground floor 4.0 kN/m²
- Above ground 3.0 kN/m²
- High load areas (over approx 5% of floor area) 7.5 kN/m²
Dead:
- Partitions 1.0 kN/m²
- Loading bays 5.0-10 kN/m²
- Plant room 7.5 kN/m²
- Retail space 4.0 kN/m²
- Floors, ceilings & services 0.85 kN/m²

**SMALL POWER**
Loading diversified on floor
distribution (based on 1 workplace
per 10 sq m) 20-25W/m²
Diversified load (1,000 sq m) 13-15W/m²

**LIGHTING**
Daylighting (target) 2-5%
Average maintained illuminance:
- VDU use 300-500 lux
- Paper based tasks 500 lux
- Task uniformity not less than 0.7
- Unified glare rating 19
- Electrical load allowance 10W/m²
  (including task lighting and Cat B allowance)

**COMFORT**
Fully air conditioned building
- 4 pipe fan coil air conditioning
- not more than 3.5m²/h/m²
Air conditioned space:
- Summer 24°C +/- 2°C
- Winter 20°C +/- 2°C

**NOISE CRITERIA**
External noise intrusion:
- Open plan NR38 (Leq)
Building Services:
- Open plan NR38
- Toilets NR45
- Ground floor entrance lobby NR45
- Between floor DnT,w 48db

**SUSTAINABILITY**
BREEAM Excellent
EPC B (27)
Misrepresentation Act 1967
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