

Wembley
Park



The Hive Building

Grade A office space,
open for business



QUINTAIN



The Hive Building

PINK PARKING

7 ACRE PARK

WEMBLEY PARK MARKET

BOXPARK

TROUBADOUR WEMBLEY PARK THEATRE

ARENA SQUARE

THE SSE ARENA, WEMBLEY

LONDON DESIGNER OUTLET

RED PARKING



WEMBLEY STADIUM RAILWAY STATION



WEMBLEY PARK UNDERGROUND STATION

Indicative CGI only.

The Hive Building | Wembley Park



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. The Hive Building offers 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 tenants, only 54,000 sq ft of office space remains available.

The building is spread over ground, mezzanine and eight upper floors.

*Connected by EE



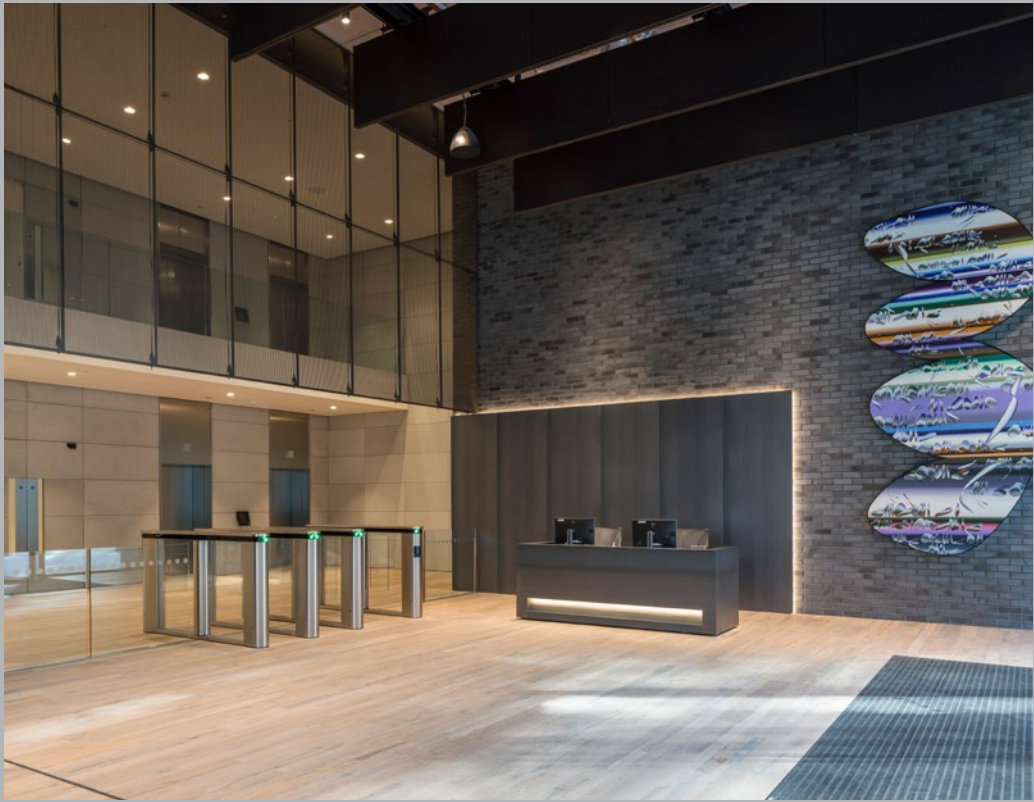
The Hive Building | Wembley Park





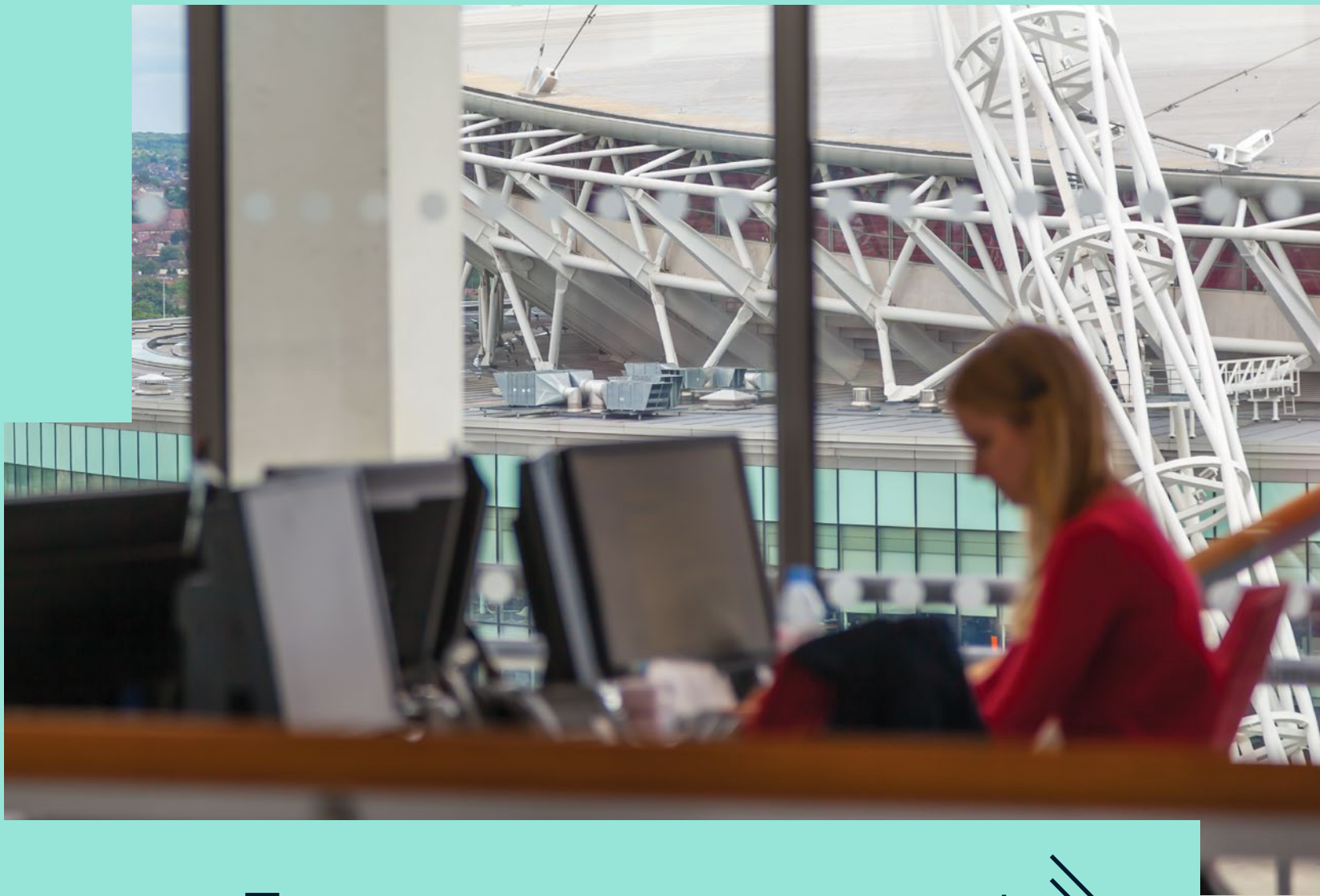
The Hive Building

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





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



4,000

Office workers
already here



3,000

Car parking
spaces on-site



Up to 10GB/s

Ultra-fast
broadband



AIRFRANCE



VELOCITY
Bringing Smart Cities to Life



sofyne
active technology



UCFB
College of Football Business Ltd

QUINTAIN



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 up to 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, which opened in 2018, delivers unforgettable experiences with 29 independent food and beverage operators offering drinks, eating, and events spaces.

And now open, the new 2,000 seater Troubadour Wembley Park Theatre works with established productions, such as the National Theatre's acclaimed adaptation of War Horse, and emerging artists to bring world-class theatre to Wembley Park.



Over 80
independent and established
merchant, makers and innovators.



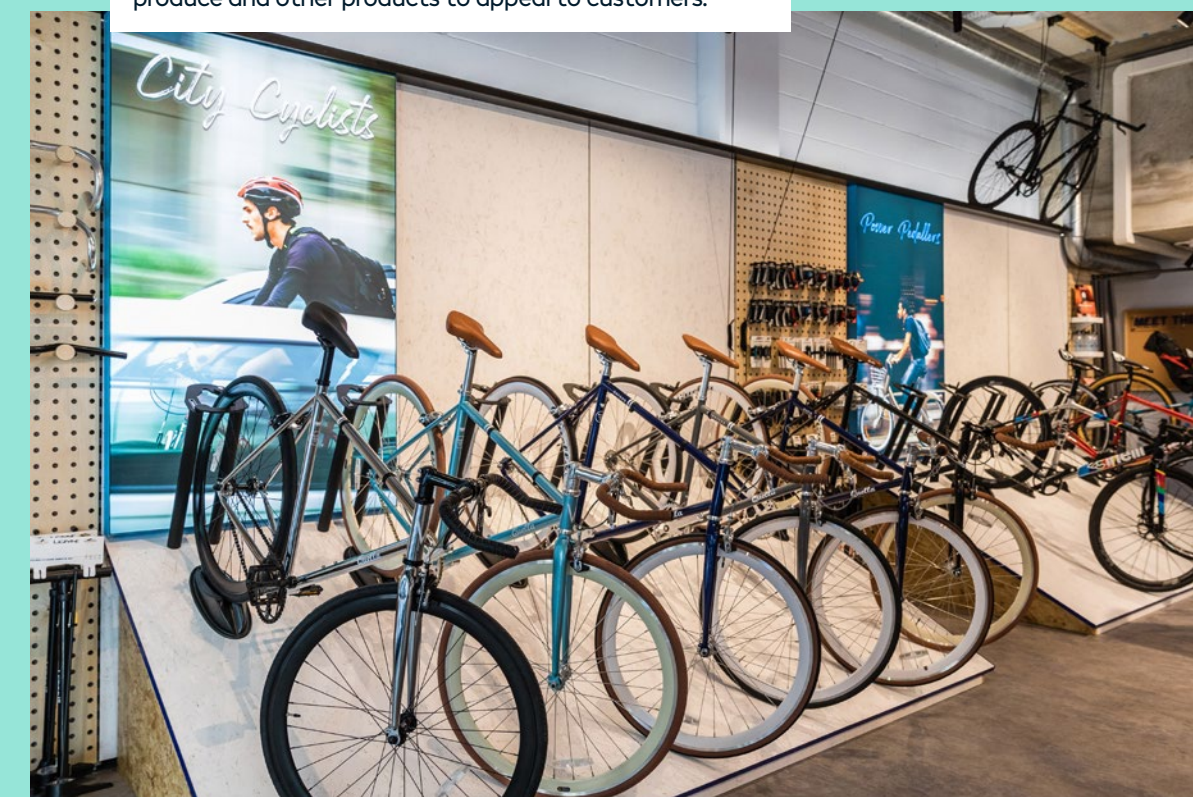
London Designer Outlet is the capital's first fashion and lifestyle outlet centre and home to over 70 stores, restaurants and cafés, and a nine-screen Cineworld cinema.

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



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.

Weaver Walk houses independent retailers including bicycle shop Twenty3C, Chop-Chop hair saloon and More Yoga, while the Amazon Fresh store, powered by 'Just Walk Out' technology offers a wide range of fresh produce and other products to appeal to customers.





A thriving food scene



Wembley Park's many culinary highlights include:

Black Sheep Coffee

A dine-in café on Olympic Way which offers the perfect cuppa or after work cocktails.

Bread Ahead

Not just a bakery, but an all-day restaurant and school too, the famous donuts are not to be missed.

Pasta Remoli

With its deep-rooted connection to Italian culture, Pasta Remoli is dedicated to beautiful, honest, fresh and delicious cuisine.

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 London Designer Outlet with more than 20 restaurants, bars and coffee shops including; Wagamama, Zizzi, Frankie & Benny's, Handmade Burger Co, Cabana, Sugar Dumpling and Prezzo with more exciting names on the way. 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.





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



Enjoy legendary entertainment late into the evening at the Stadium and The OVO 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:**
- Light Up the Night
 - Winterfest
 - Open-mic
 - Summer of Play
 - Vintage Fair
 - Outdoor screenings



7 acre park
completing 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.

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, Group run, Circuits, Boxercise, Muay Thai, Cooking, Tai Chi, Indoor rowing, 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.



Tube and
London Overground
Night Services

on the Jubilee line from Wembley Park
on Fridays and Saturdays



from Wembley Park



from Wembley Park



from Wembley Central



from Wembley Stadium
and Wembley Central



Watford
12

King's Cross
21

Baker Street
12

Farringdon
23

Liverpool Street
29

High Wycombe
27

Uxbridge
28

Paddington
21

Marylebone
9

Oxford Circus
18

Heathrow Airport
43

Bond Street
15

Waterloo
24

London Bridge
25

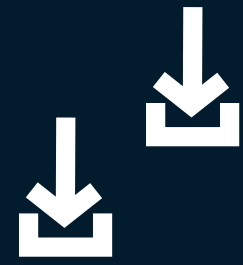
Canary Wharf
31

Victoria
26

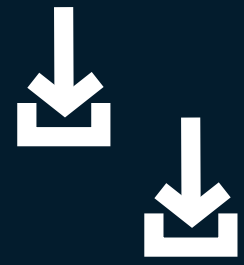
Clapham Junction
38



*Source: TfL Journey Planner



Delivering



12 minutes

To Baker Street station
(Source: TfL)



Up to 10GB/s

Ultra-fast
broadband



200

Additional nursery spaces
and a new crèche



4,000

Office workers
already here



20+

Restaurants, bars and cafés
plus food markets



50

Stores



9 screen

cinema



3,000

Car parking
spaces on-site



8,400

Homes in total



365

Day destination
Sports, music and events



16,400,000

Visitors annually



Substantial saving

in total occupancy costs
to Central London



7 acre

A new seven acre
public park and a
new London square



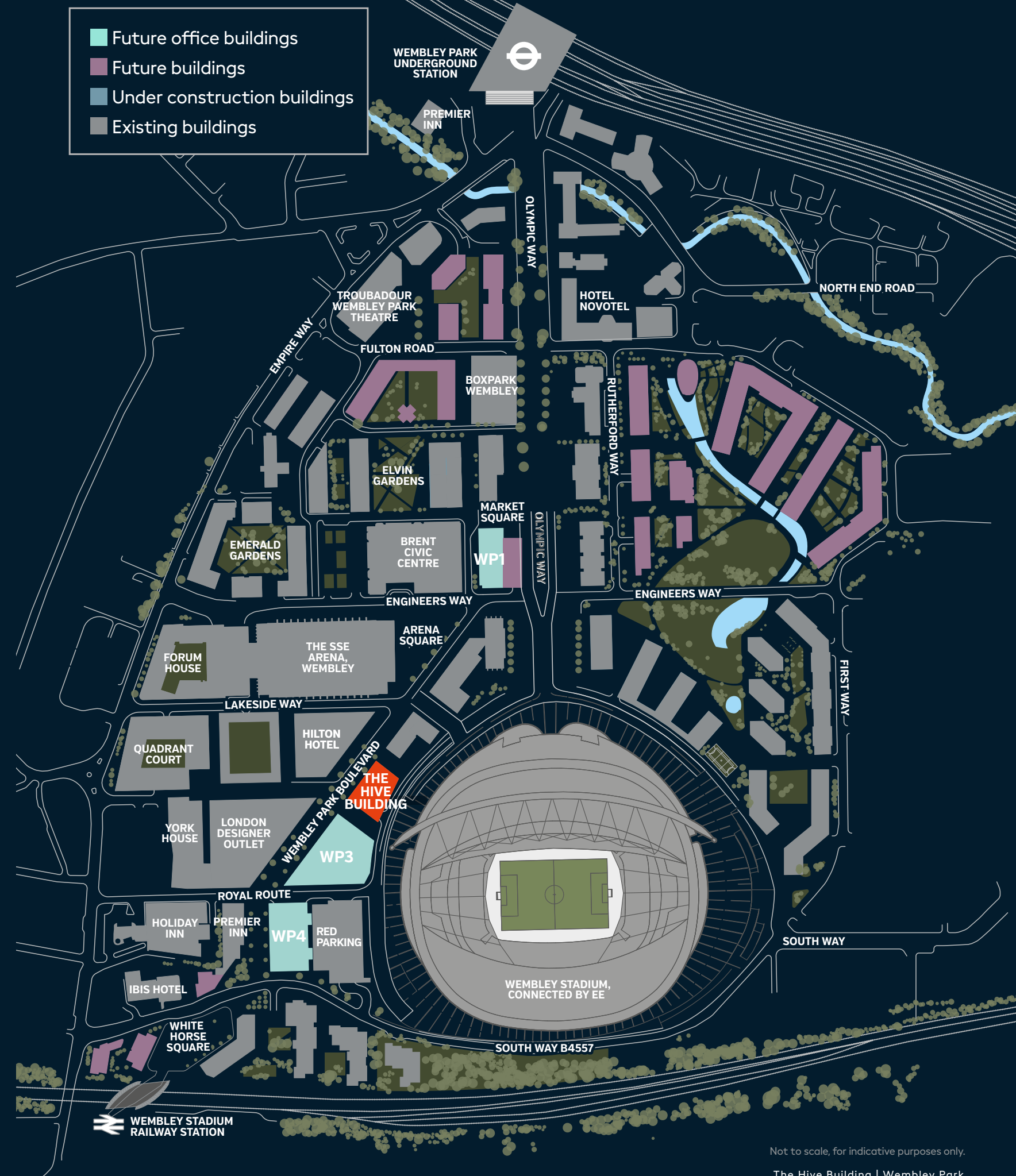
Facilities

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



1,400

Hotel Rooms

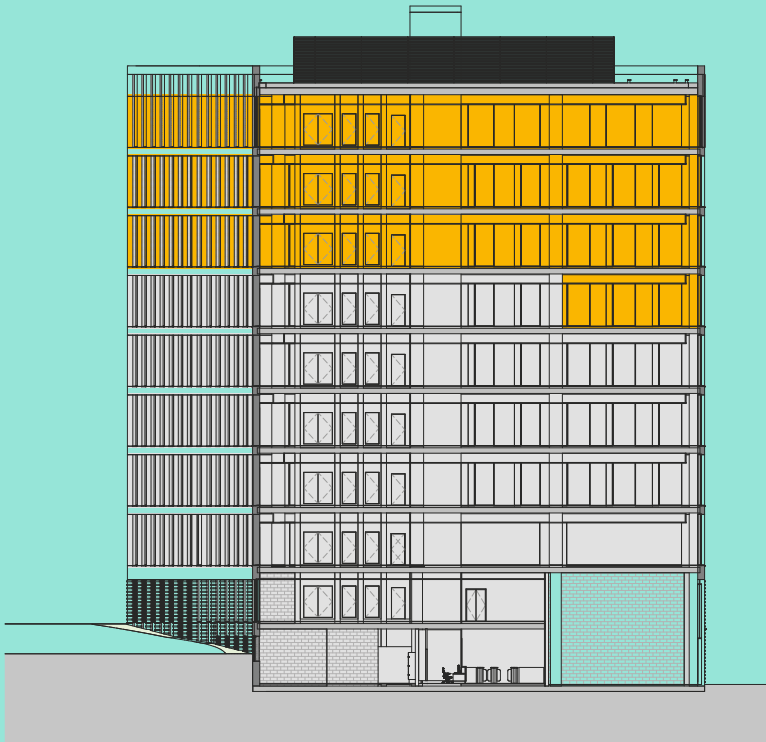


Not to scale, for indicative purposes only.

The Hive Building | Wembley Park



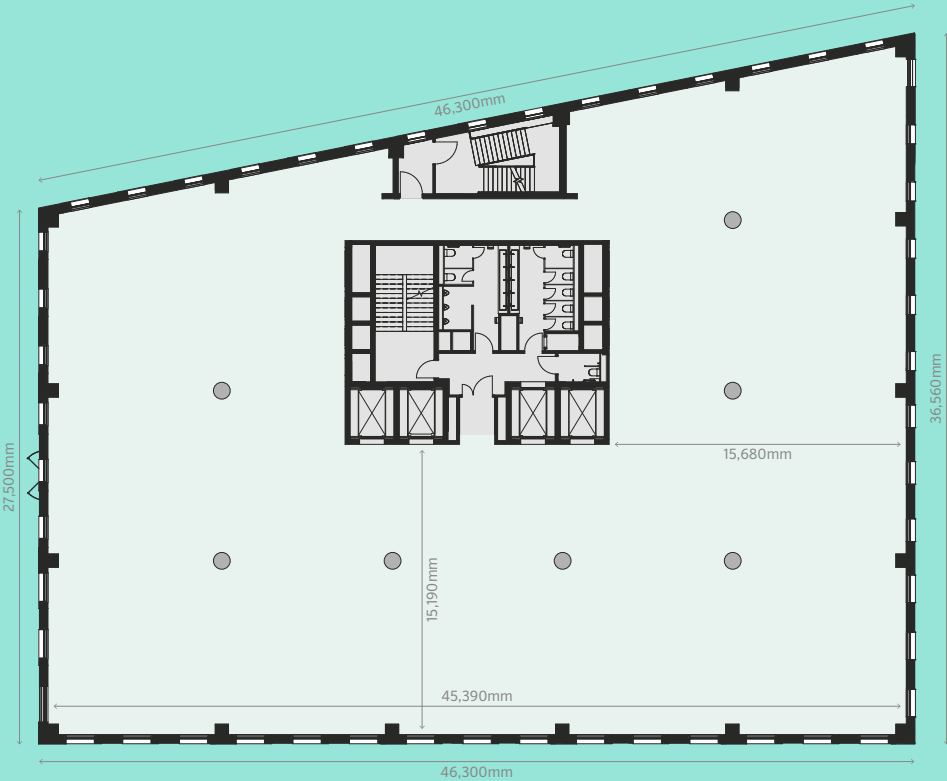
Availability



Floor	Use	sq m	sq ft
Eighth floor	Office	1,263 sq m	13,593 sq ft
Seventh floor	Office	1,259 sq m	13,556 sq ft
Sixth floor	Office	1,259 sq m	13,556 sq ft
Fifth floor	Office	Part Let to Casio	
Fifth floor	Plug & Play	274 sq m	2,949 sq ft
Fourth floor	Office		
Third floor	Office		
Second floor	Office	Let to Network Homes	
First floor	Office		
Mezzanine	Office		
Ground floor	Reception	194 sq m	2,084 sq ft
Ground floor	Café	171 sq m	1,837 sq ft
Total available	Office	10,745 sq m	115,656 sq ft

Floor Plans

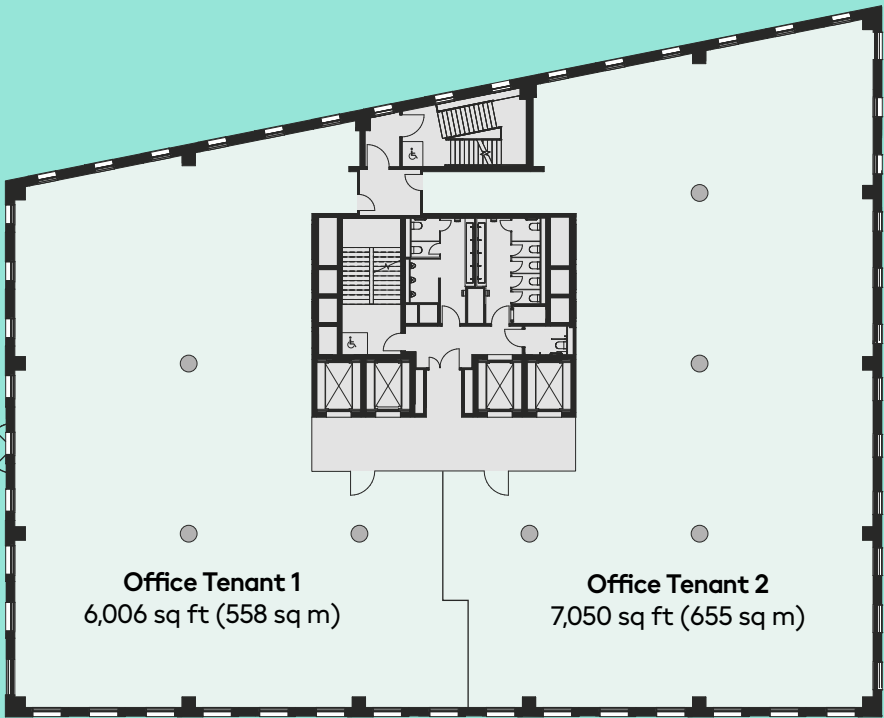
Typical Upper



Ground



Typical Upper Split



Plans not to scale, for indicative purposes only.



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



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®

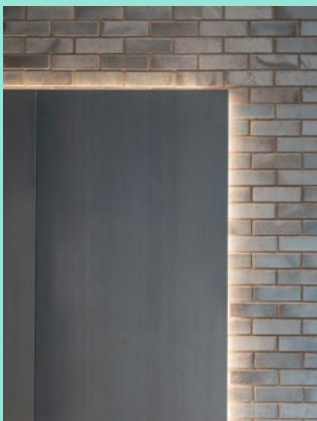
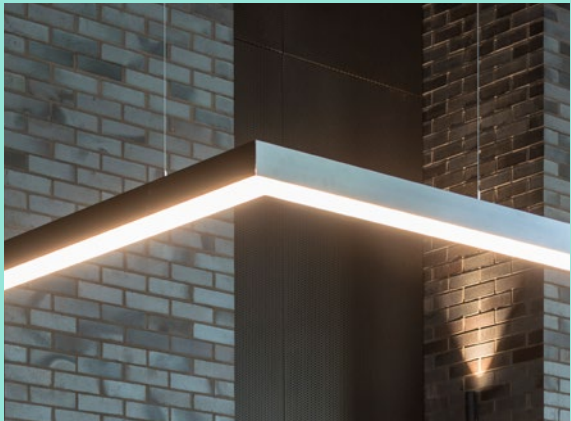
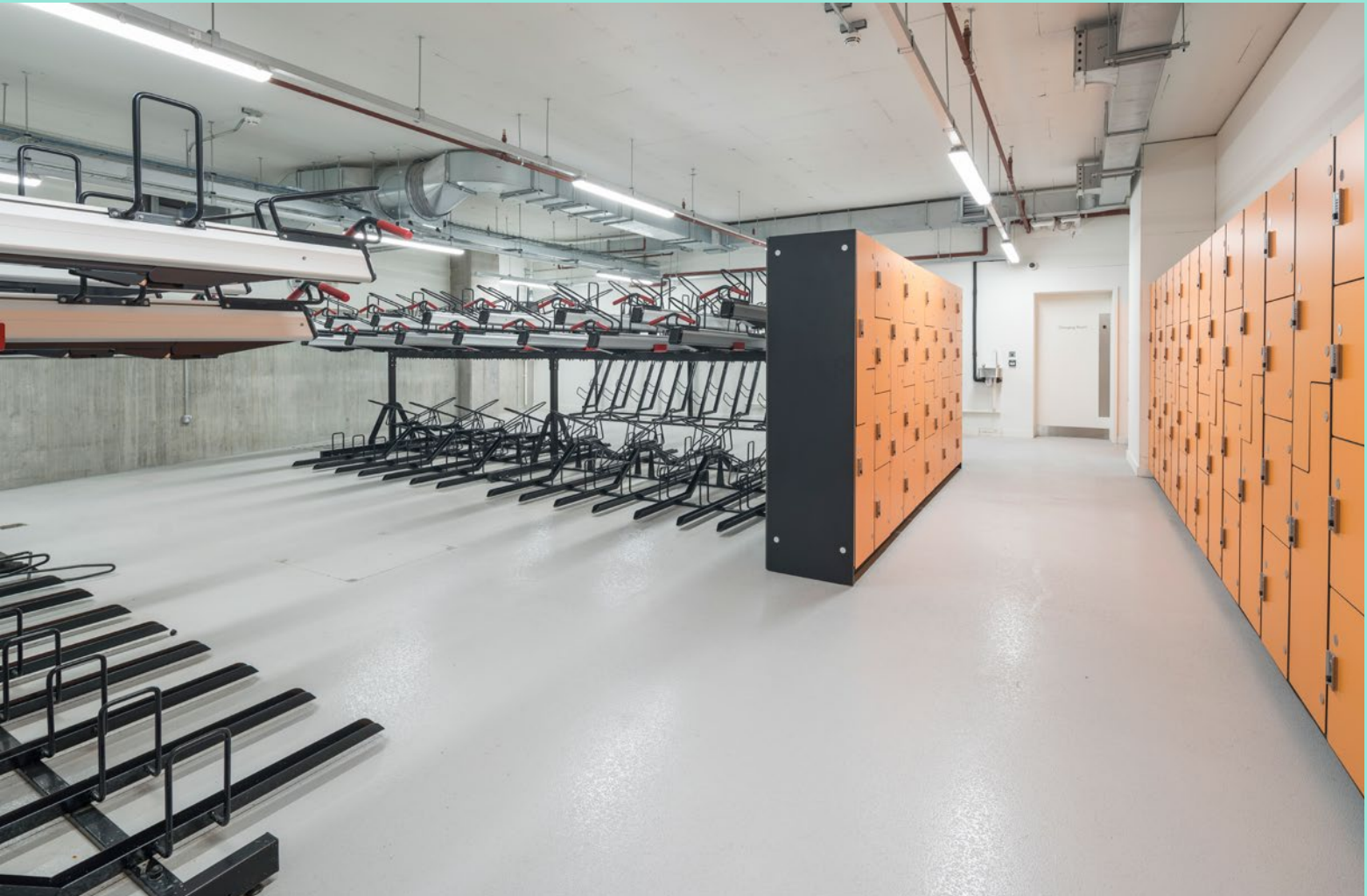
BREEAM
Excellent

EPC

EPC B(27)



WIRED
Certified
Gold





Connectivity

Built into the local infrastructure by Velocity1 offers ultra-fast speeds of up to 10GB/s.



Set-up

A universal communication chamber enables faster installation of service provider cabling. The building also has a Standard Wayleave Agreement on file to help streamline future installations.



Future-Proofed

The building has been appropriately designed to ensure there is capacity to meet tenant needs both now and in the future.



Mobile

The landlord has committed to carrying out an RF test to ensure the building can provide satisfactory mobile phone coverage. Space has also been provisioned for the integration of an in-building mobile signal solution such as a DAS or small cell equipment.



Security

A dedicated, secure and climate controlled Telecom room will protect against service interruption.



Flexibility

Space has been provisioned on the roof for future communication equipment installations such as fixed wireless.



Resiliency

Three diverse riser pathways support resiliency. A back-up generator will also provide emergency power to the telco equipment.



Indicative CGI only.

The Hive Building 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.



Indicative CGI only.



Live, work, shop and play in North West
London's world-famous neighbourhood



A Development by Q U I N T A I N

Agents



Andrew Willcock

+44 20 7409 8866
AWillcock@savills.com

Olivia Jones

+44 20 7409 8708
OJones@savills.com

DTRE

Hannah Davies

+44 20 3328 9080
Hannah.Davies@dtre.eu

Alex Lowdell

+44 20 3328 9099
Alex.Lowdell@dtre.eu



James Taylor

+44 20 7152 5166
James.Taylor@cushwake.com

Henry Harrison

+44 20 7152 5403
Henry.Harrison@cushwake.com

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

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Siren | 020 7478 8300 | sirendesign.co.uk | S014145

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