

Wembley
Park

W P 2

Grade A office space,
open for business



QUINTAIN

Alive with possibilities

WP2



Indicative CGI only.

Welcome to the Wembley spirit

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.



MCS

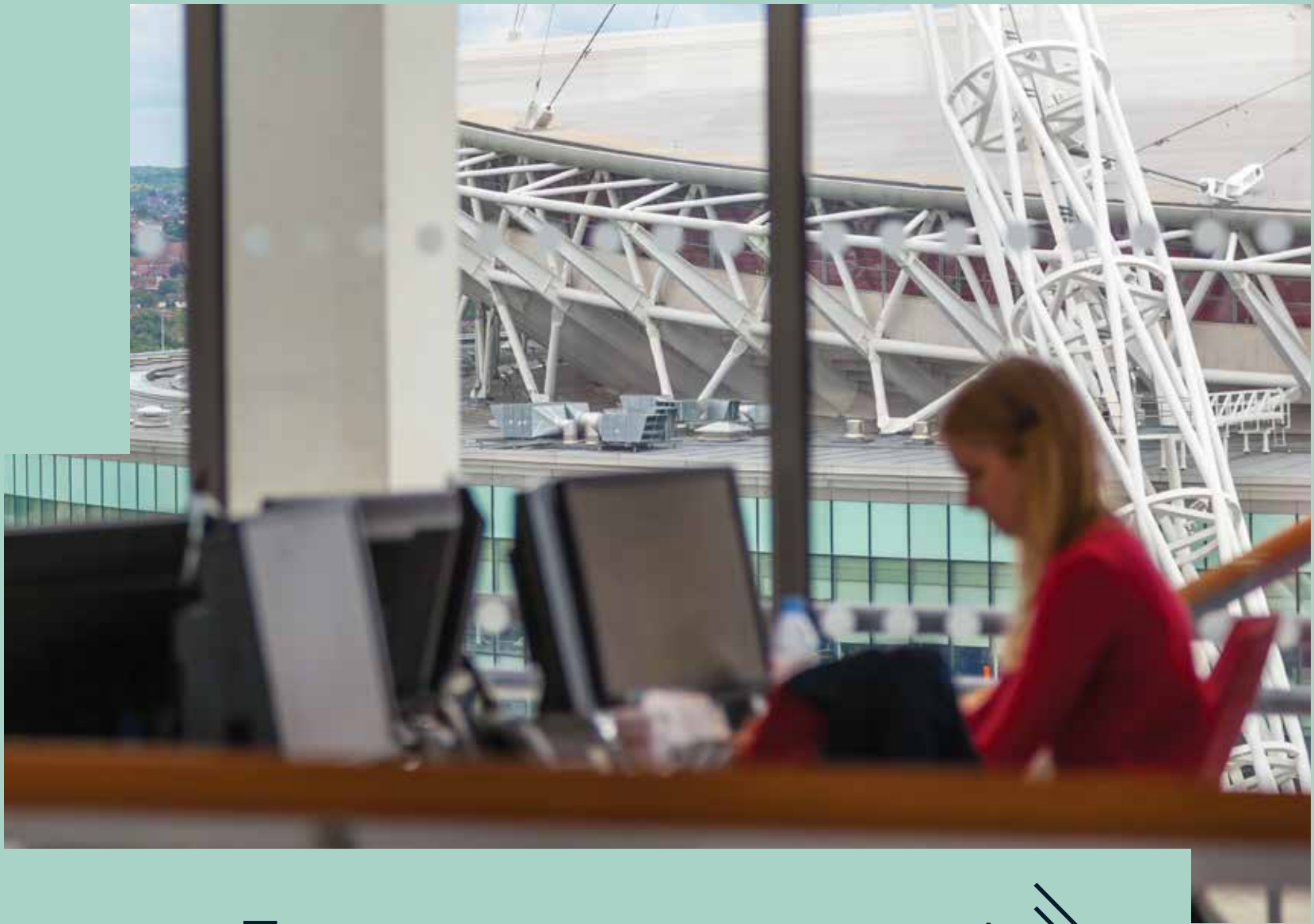
WP2

Open invitation



WP2 WILL FEATURE
AN IMPRESSIVE
DOUBLE-HEIGHT
RECEPTION SPACE

Indicative CGI only.



4,000

office workers
already here



Over 3,000

car parking
spaces on site



10GB/s

ultra-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. 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.



Calling all shoppers, film-lovers, foodies and culture vultures



Boxpark Wembley opens 2018, indicative CGI only.



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 cafés, 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



The stats



Over **50**
Retailers



Over **20**
bars, restaurants
and coffee shops



1,400
Hotel rooms



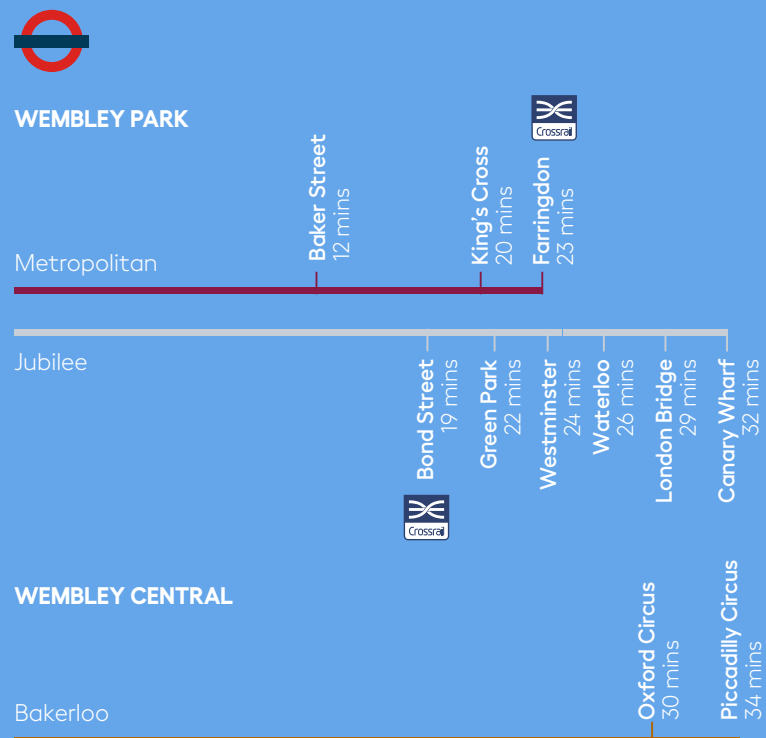
4,000+
Residential units complete
or under construction



Just 12 minutes to the West End



12 minutes: Baker Street



20 minutes: King's Cross



32 minutes: Canary Wharf

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.

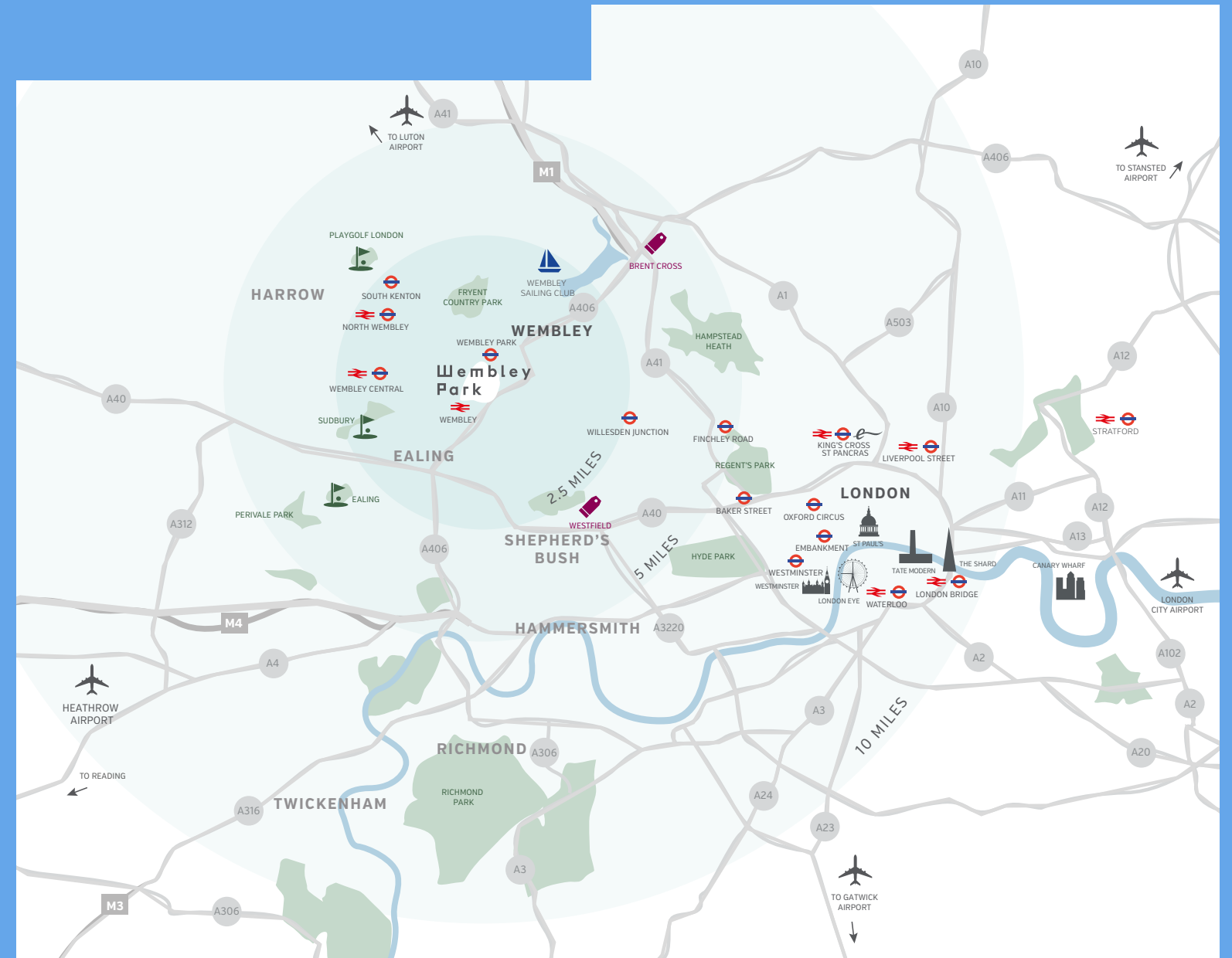


M1 J1	3 miles
M4 J2	5.2 miles
M40 J1	12 miles
M25 J16	12.8 miles



Heathrow	40 mins
Luton	44 mins
City	55 mins
Stansted	1 hr

Source: Google maps



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



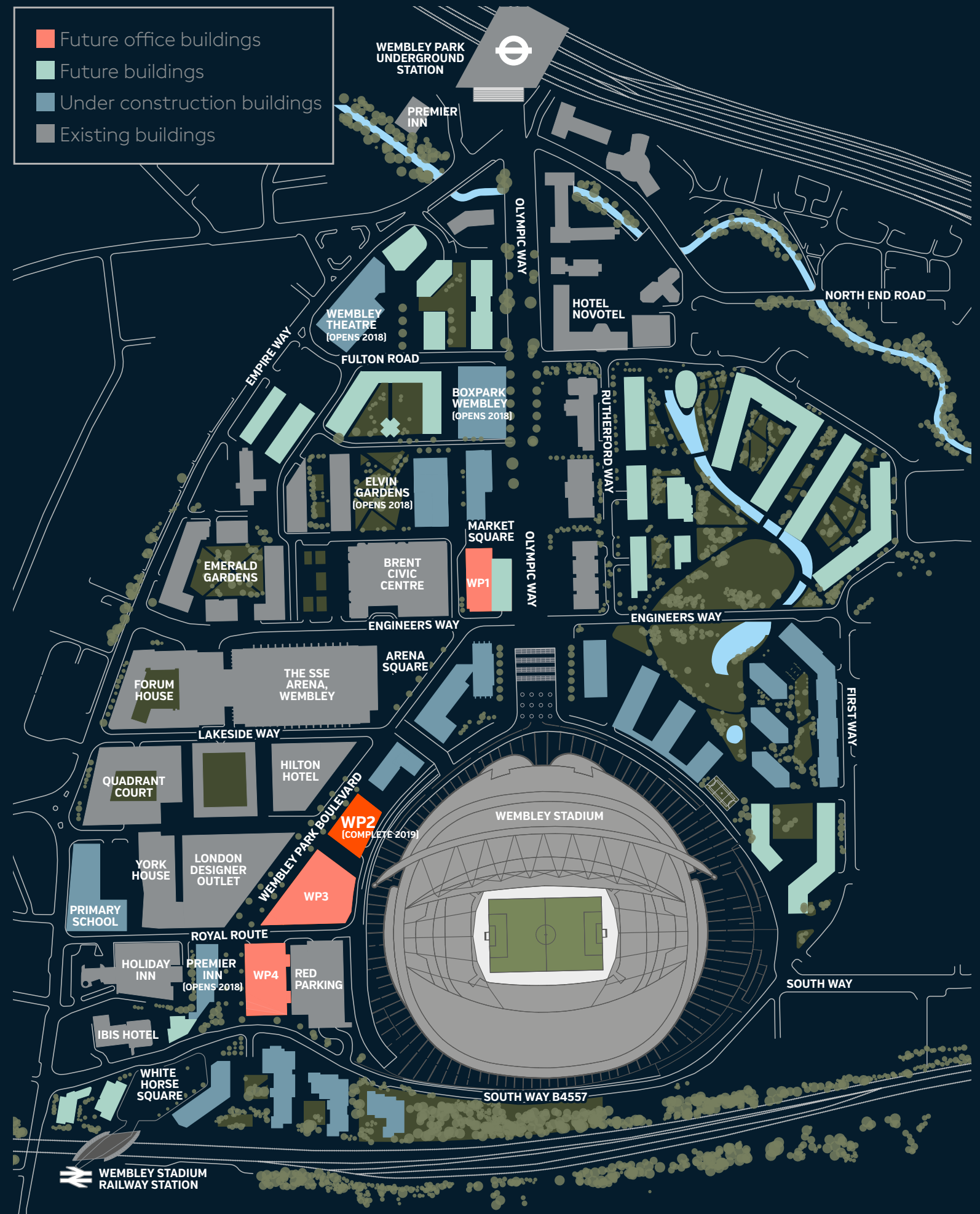
11,600,000
VISITORS
IN THE LAST YEAR



£1.5 MILLION
CURRENT SPEND
EACH DAY



£1 BILLION
INVESTMENT
TO DATE



Not to scale, for indicative purposes only.

Wide open spaces



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.

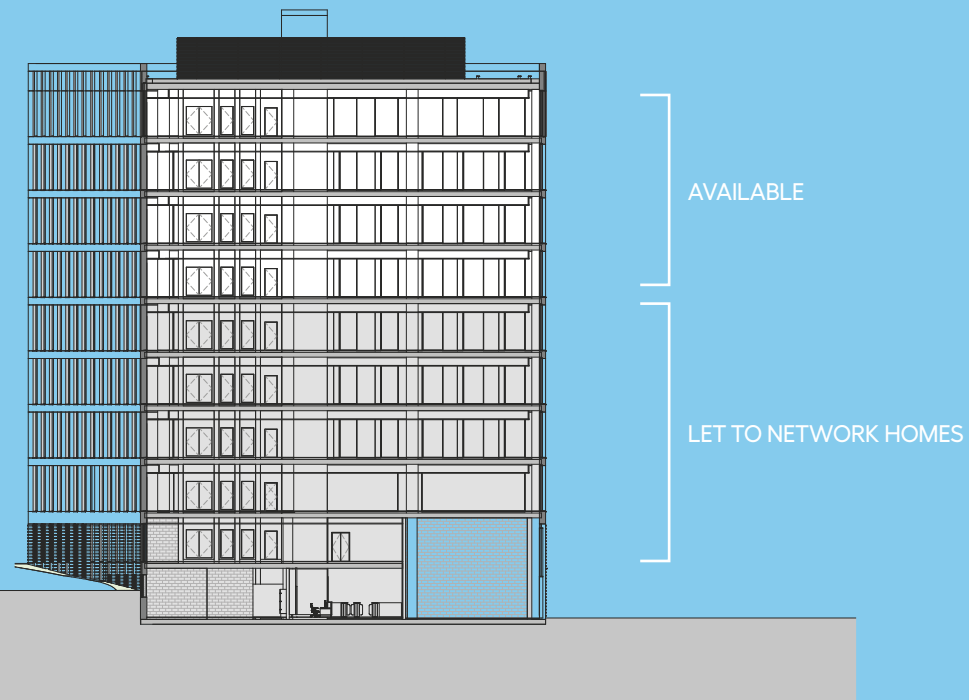


WP2
completion
2019



Indicative CGI only.

Available space



Floor plans

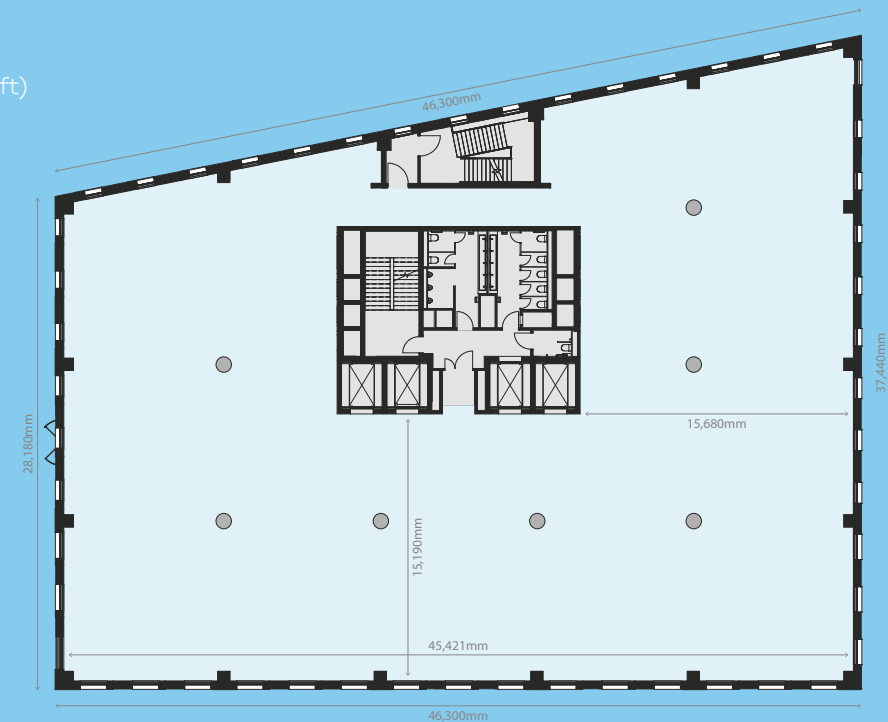
GROUND

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)



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

Plans not to scale, for indicative purposes only.

Work space

High specification

Density 1.8 sq m per person as shown

136 desks

6 offices

5 meeting rooms

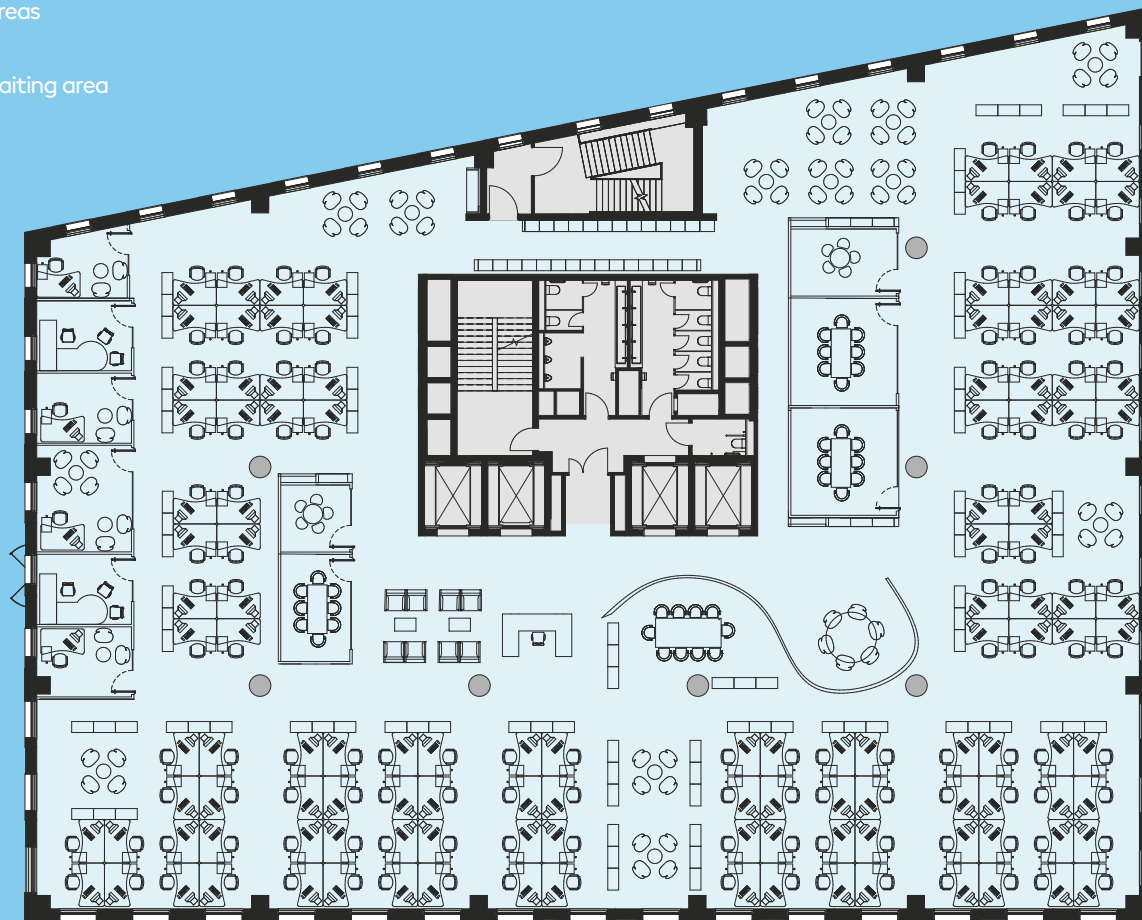
2 collaboration areas

Breakout spaces

Reception and waiting area

Staff lockers

Tea points



OCCUPANCY

Workplace density max 1:8 sq m per workplace

Means of escape 1:6 sq m per person

FLOOR PLATE EFFICIENCY

NIA: GIA Minimum 85% targeted

PLAN DEPTH & CEILING HEIGHT

Window to core 12-18m (deep plan)

3.825m 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 1:10 sq m

Male/female ratio 60%/60%

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/1,600kg 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 3.5m³/hr/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 D_{nT,W} 48db

SUSTAINABILITY

BREEAM Excellent

EPC B (27)

Plan not to scale, for indicative purposes only.

wembleyparkoffices.com

A DEVELOPMENT BY



QUINTAIN

AGENTS



PIERS NICKALLS
+44 20 7409 8704
PNickalls@savills.com

HUNTER BOOTH
+44 20 7409 8832
Hunter.Booth@savills.com

ANDREW WILLCOCK
+44 20 7409 8866
AWillcock@savills.com



SIMON GLENN
+44 20 3328 9094
Simon.Glenn@dtre.eu

JOHNNY BRAY
+44 20 3328 9098
Johnny.Bray@dtre.eu

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



CHARLES DADY
+44 20 7152 5273
Charles.Dady@cushwake.com

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

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, March 2018.

siren | 020 7478 8300 | sirendesign.co.uk | S09676