

# WP2

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A 125,000 sq ft brand new office building at Wembley Park ready for occupation in 2019



Creating a  
new business  
destination  
for London

WP2



# The vision becomes a reality

IN 1894, SIR EDWARD WATKIN HAD A VISION, "TO CREATE AN INSPIRATIONAL DESTINATION FOR LONDON WORKERS THAT CAN BE ENJOYED EVERY DAY."

That vision became the world famous leisure destination, Wembley Park.

Over the last decade Quintain have been transforming Wembley Park into a desirable mixed use district. We are now offering businesses the opportunity to call this iconic destination home in brand new office buildings.

WP2 is a new Grade A office building, offering 115,000 sq ft of offices and 10,000 sq ft of retail accommodation over ground and eight upper floors. Situated next to the iconic Wembley Stadium, and fronting onto Wembley Park Boulevard, WP2 will be ready for occupation in 2019.

With Network Homes already taking space, only 54,000 sq ft remains.

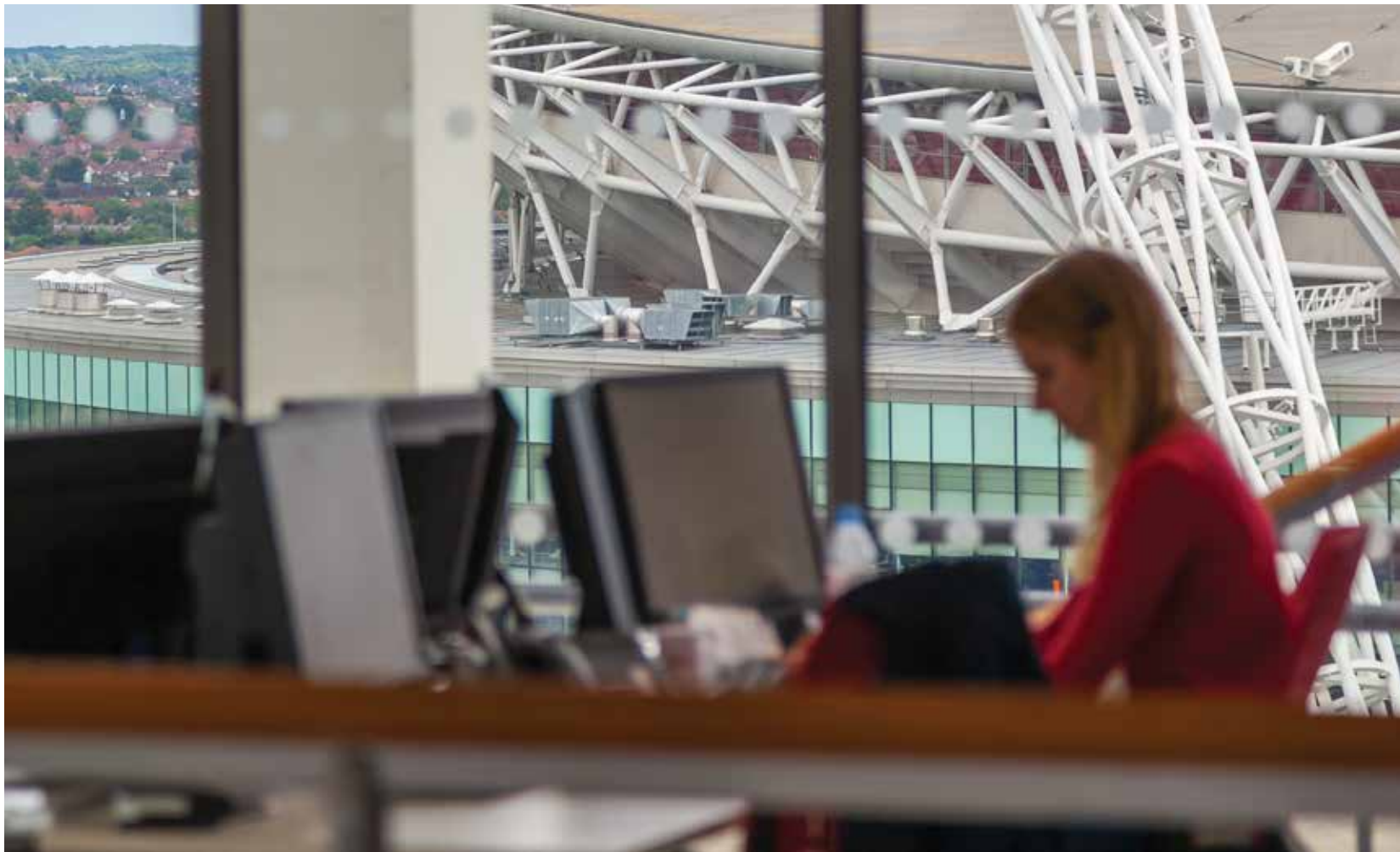


Indicative cgi only.



WP2 WILL BENEFIT FROM AN IMPRESSIVE AND EXPANSIVE DOUBLE HEIGHT RECEPTION AREA

Indicative cgi only.



**4,000**  
office workers  
already here



**over 3,000**  
car parking  
spaces on site



**1-10GB/s**  
super fast  
broadband



**AIRFRANCE**



Q U I N T A I N

**VELOCITY**

PART OF MAGNET.IE

Already home  
to a thriving  
business  
community

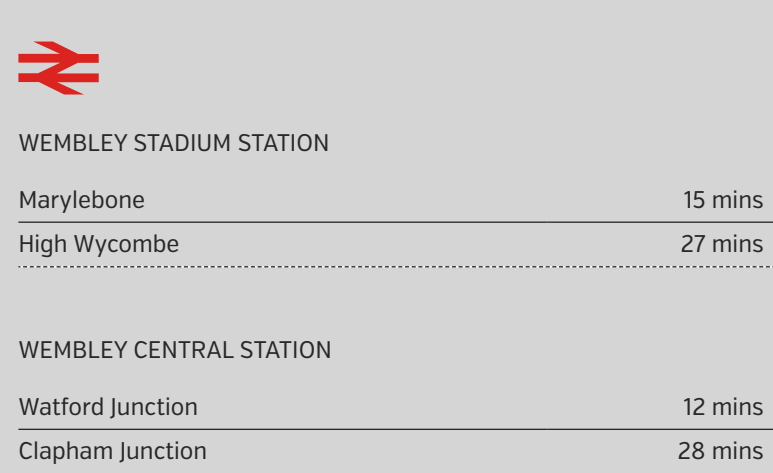
FROM HOUSEHOLD NAMES TO  
START UPS, MANY OCCUPIERS  
HAVE ALREADY REALISED THE  
POTENTIAL OF THIS GROWING  
WORKING ENVIRONMENT.

Quintain built a world-class fibre optic network into the site's infrastructure with connection speeds of between 1-10 GB/s and free wifi across site.

Having some of the fastest comms in London, with an estate wide fibre optic loop and multiple connections, positions Wembley Park as the ideal location for hi-tech businesses and financial companies dealing in large volumes of data.

With over 3,000 managed car parking spaces on-site, it's hard to find any other office destination in London with better car parking that can guarantee you a space.

# Just 12 minutes to Central London



Source: TfL



12 minutes: Baker Street



20 minutes: King's Cross



32 minutes: Canary Wharf

WE ARE EXTREMELY WELL CONNECTED WITH THREE STATIONS, THREE TUBE LINES, OVERGROUND AND TWO NATIONAL RAIL LINES.

Wembley Park underground station is served by the Jubilee and Metropolitan lines which can transport you to Baker Street, Central London, in just 12 minutes. The Jubilee line, now running 24 hours a day on Fridays and Saturdays, gives direct access to the rest of the West End, Waterloo and London Bridge mainline terminals, as well as Canary Wharf.

Wembley Park also benefits from excellent road communications. A five-minute drive will take you to the North Circular [A406], providing fast access to the M1, M40, M4, M25 and the rest of the UK road network.



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





# A vibrant London destination



## WP2 IS SURROUNDED BY A WORLD-RENOWNED SPORTS, SHOPPING, ENTERTAINMENT AND RESIDENTIAL DISTRICT.

London Designer Outlet offers 70 stores, restaurants and coffee shops with a unique range of aspirational and high street brands, and a nine-screen Cineworld cinema.

A thriving program of events, conferences and exhibitions on site is supported by 1,400 hotel rooms. The four-star Hilton hotel leads the hotel offering with signature spaces and restaurants, and Sky Bar 9 offers panoramic views across site. The Hilton's gym facilities and indoor swimming pool are open to office workers and complemented by Powerleague's state-of-the-art five-a-side pitches.

The SSE Arena, Wembley, previously known as Wembley Arena, has hosted international music and live entertainment for over 80 years and remains the UK's most iconic venue for artists. Designed by Foster + Partners, the world-renowned Wembley National Stadium has 90,000 seats and hosts major sporting events and concerts.

To add more colour, the public realm of squares and open boulevards is transformed by exciting events and weekly food markets, which are simply impossible in many other areas of London.

The international theme doesn't stop there. From Brazilian to Japanese, Italian to Portuguese, when it comes to food the on-site restaurants cater to a wide audience, or you can sample a selection of delicious street food at the markets.



50  
Retailers



20  
Bars, restaurants  
and coffee shops



1,400  
Hotel rooms



3,500+  
Residential units complete  
or under construction



# The future of Wembley Park

## Homes and social infrastructure



7,000  
HOMES IN TOTAL



630  
PLACES IN A NEW  
PRIMARY SCHOOL



200  
ADDITIONAL  
NURSERY SPACES



GP SURGERY  
COMMUNITY MEETING PLACES  
& PUBLIC PLAY PARK

## Placemaking, public realm, transportation and parking



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



7 ACRE  
NEW PARK



IMPROVED  
TRANSPORT  
CONNECTIONS



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

## Employment and leisure



8,640  
NEW JOBS  
IN ADDITION TO THE  
CONSTRUCTION FORCE



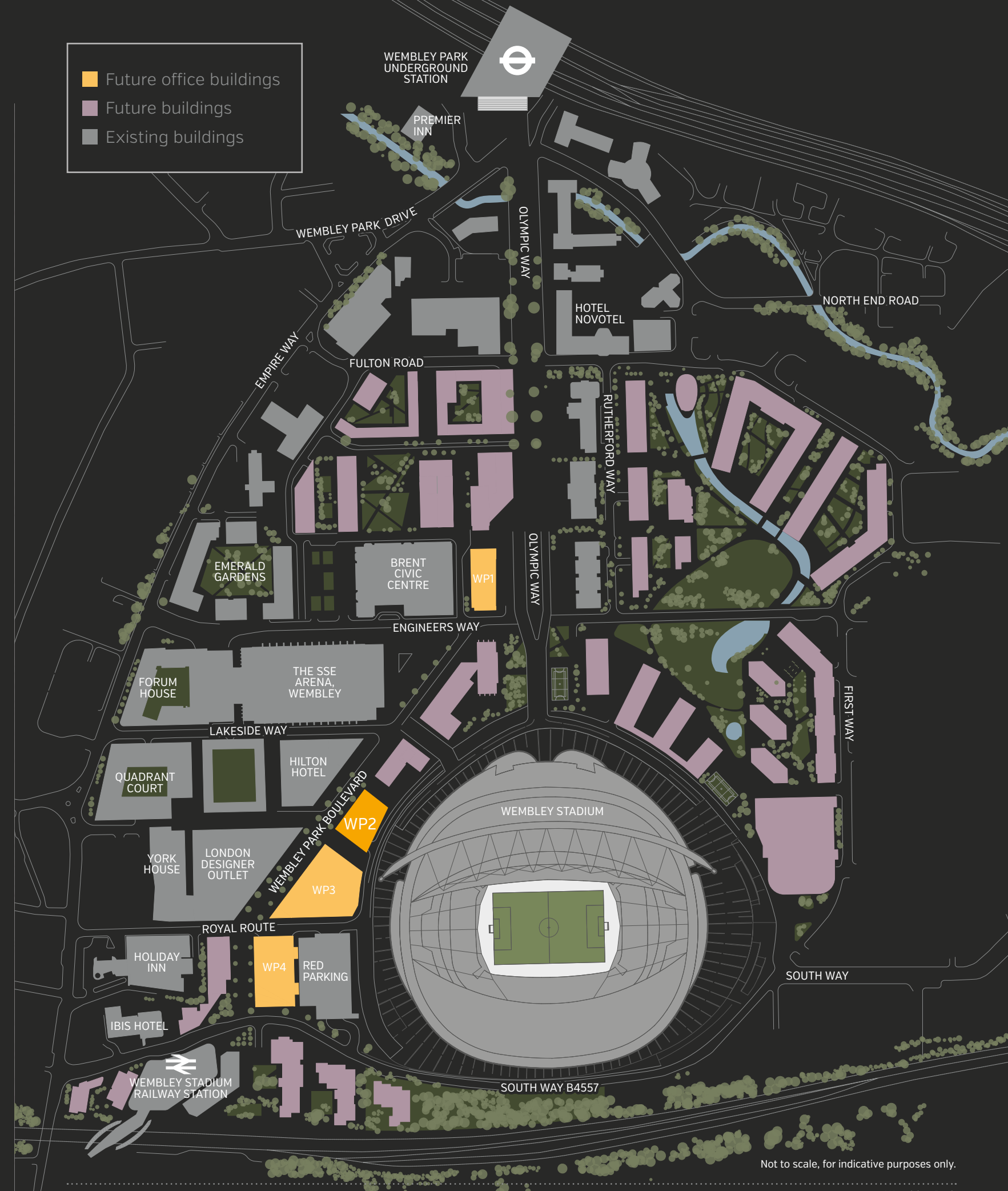
£800M  
INVESTMENT  
TO DATE



10,000,000  
VISITORS  
IN 2016



£6.5M COUNCIL TAX  
£6.1M BUSINESS RATES



Not to scale, for indicative purposes only.



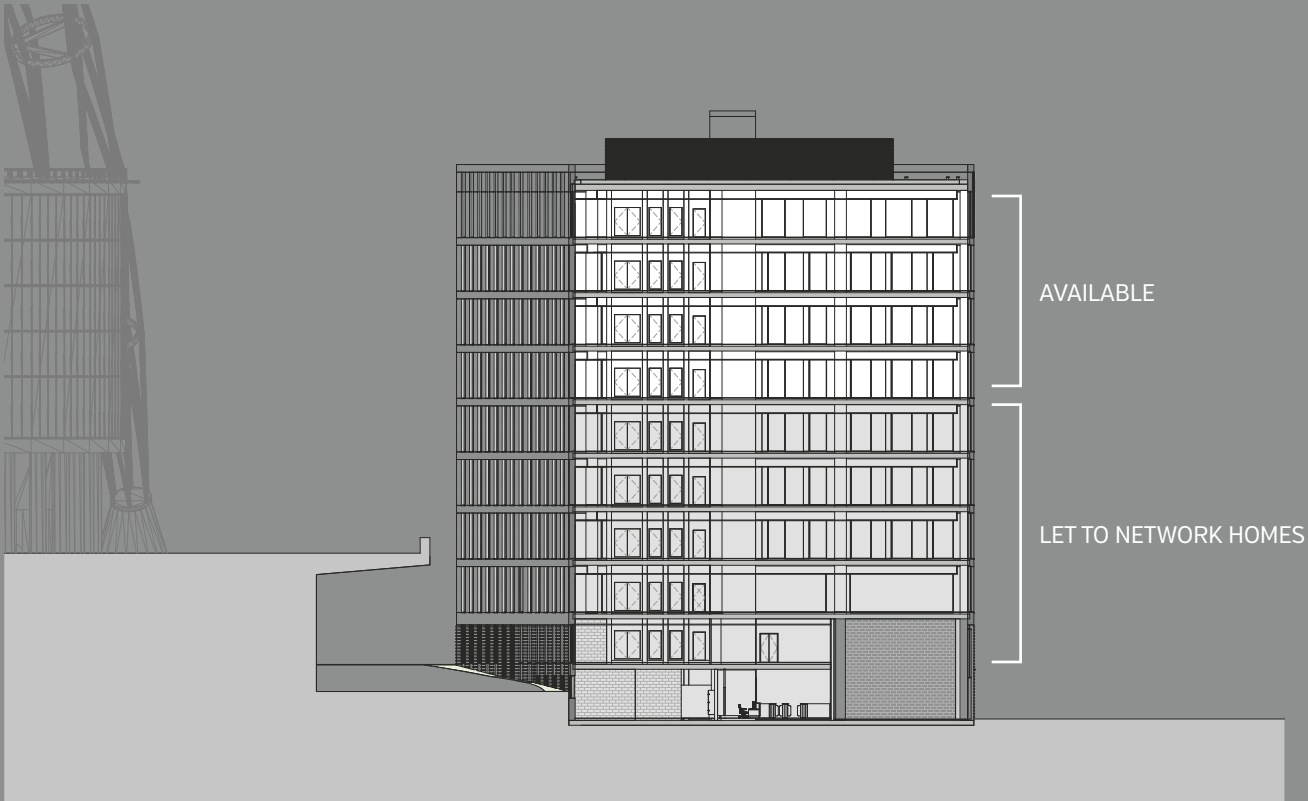


WP2 WILL BE READY FOR  
OCCUPATION IN 2019

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# Schedule of areas

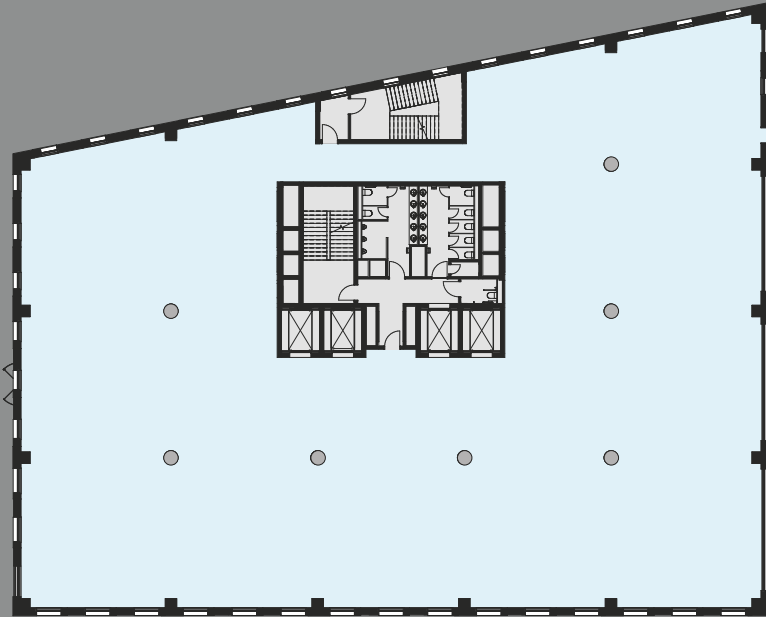
# Floor plans



**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
<b>Total available</b>	<b>Office</b>	<b>5,012 sq m</b>	<b>53,948 sq ft</b>

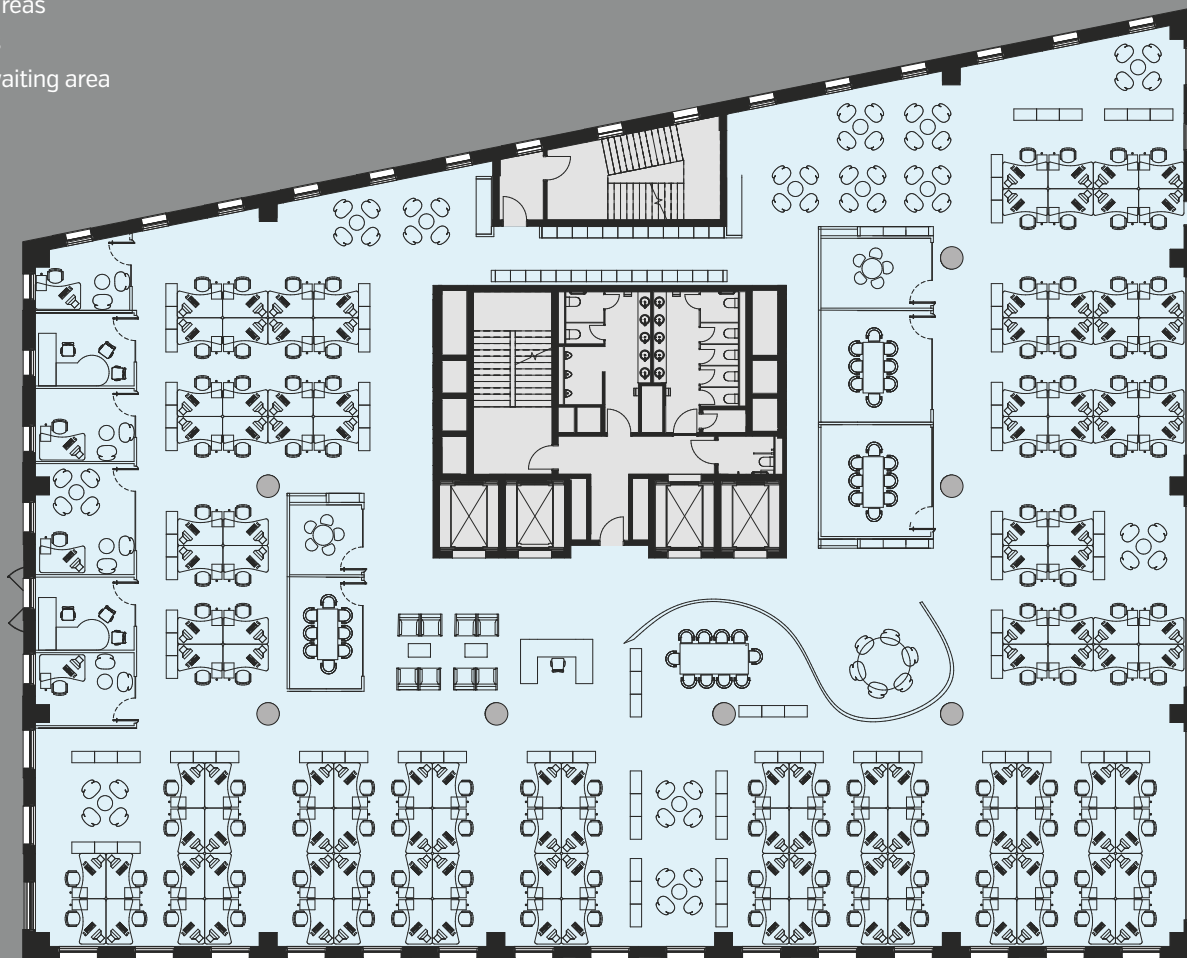
Plans not to scale, for indicative purposes only.

# Space plan

# Specification

Density 8.8 sq m per person as shown [max 8 sq m]

- 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
- Core elements 1:10 sq m per workplace
- On floor services 1:8 sq m per workplace

## 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 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/m<sup>2</sup>
  - Above ground 3.0 kN/m<sup>2</sup>
  - High load areas [over approx 5% of floor area] 7.5 kN/m<sup>2</sup>
- Dead:
  - Partitions 1.0 kN/m<sup>2</sup>
  - Loading bays 5.0-10 kN/m<sup>2</sup>
  - Plant room 7.5 kN/m<sup>2</sup>
  - Retail space 4.0 kN/m<sup>2</sup>
  - Floors, ceilings & services 0.85 kN/m<sup>2</sup>

## SMALL POWER

- Loading diversified on floor distribution [based on 1 workplace per 10 sq m] 20-25W/m<sup>2</sup>
- Diversified load [1,000 sq m] 13-15W/m<sup>2</sup>

## 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/m<sup>2</sup> [including task lighting and Cat B allowance]

## COMFORT

- Fully air conditioned building
  - 4 pipe fan coil air conditioning – not more than 3.5m<sup>3</sup>/hr/m<sup>2</sup>
- 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<sub>nt,w</sub> 48db

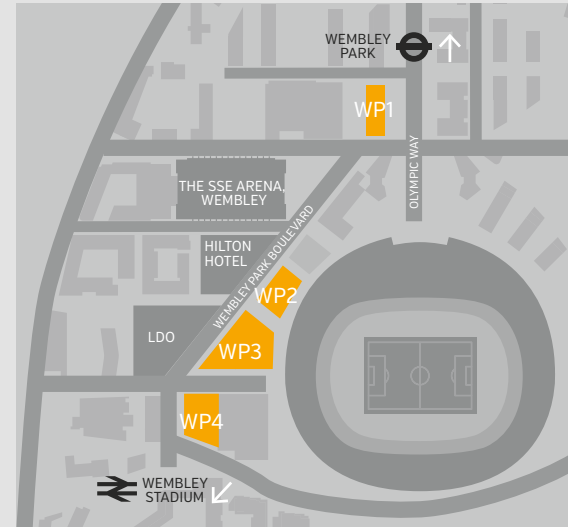
## SUSTAINABILITY

- BREEAM Excellent
- EPC B [27]

Plan not to scale, for indicative purposes only.

# More office buildings on the way

WP2 is the first opportunity, but there are other buildings planned. These will offer a range in size from 110,000 sq ft to 260,000 sq ft. They will all benefit from impressive expansive reception areas, large flexible floor plates and will be able to accommodate an occupational density of 1:8 sq m.



Indicative cgi only.

## WP1

Offering 113,000 sq ft of office accommodation over ground and ten upper floors, with a large roof terrace on the first floor. The ground floor offers an expansive office reception and four retail or food and beverage units.



Indicative cgi only.

## WP3

With an expansive office reception and five retail or food and beverage units on the ground floor, WP3 is the largest of the office buildings. It has a total accommodation of 260,000 sq ft over ground and eight upper floors, with a terrace off the eighth floor.



Indicative cgi only.

## WP4

Offering 145,000 sq ft of office accommodation over ground and seven upper floors, with a terrace off the seventh floor. The ground floor offers an expansive office reception and four retail or food and beverage units.

wembleyparkoffices.com

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A DEVELOPMENT BY



Q U I N T A I N

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