

Open

ness

**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





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 shows a bustling indoor event space, likely a restaurant or bar, with a high ceiling and a large crowd of people. The ceiling is decorated with numerous disco balls and string lights. A large, colorful balloon arch is visible in the background. The text "Eat.Drink.Play." is overlaid in the center. In the background, a sign for "THAI EXPRESS" is visible on the left, and a sign for "BOXPARK" is visible on the right. The overall atmosphere is festive and lively.

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 from left to right across the frame. In the background, a station platform is visible with a circular red and white sign that reads 'WEMBLEY PARK'. The train's motion is captured with a horizontal blur effect, 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.



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 man with a beard, wearing a light blue button-down shirt, is seated at a desk in a modern office. He is looking down at his hands, which are on a computer keyboard. The desk is equipped with multiple computer monitors and a desk lamp. In the background, other office workers are visible through glass partitions, and large windows provide natural light. The overall atmosphere is professional and collaborative.

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 a meal. In the foreground, a white plate is filled with spaghetti topped with mussels and a large prawn. To the left of the plate, a wooden board holds several slices of crusty bread. Behind the bread, a small bowl contains a salad of cherry tomatoes and herbs. Two glasses of white wine are placed on either side of the main dish. In the background, there are red pepper and salt mills, a metal condiment dispenser, and a menu or sign that partially reads 'Remoli'. The table is made of light-colored wood, and the background is a blurred outdoor area with greenery and a paved walkway.

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 modern coffee shop interior. In the foreground, a man in a black t-shirt with the text 'I'M THE HERD BEHIND' on the back is standing at the counter. A woman in a black t-shirt is behind the counter, possibly a barista. 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 with the words 'BLACK SHEEP COFFEE' is visible on the right wall. The overall atmosphere is casual 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.

gettyimages® gallery

Exhibitors

In 2019 Getty Images opened a stunning exhibition space along Olympic Way. Getty Images Gallery allows the public to view pictures from contemporary libraries, as well as some never seen before images from the Getty Images Archives, celebrating the rich history of the area.



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 through a modern shopping outlet center. The woman on the left is wearing a leopard-print dress and carrying a large brown paper shopping bag with the 'BJÖRN BORG' logo and a blue shopping bag. The woman on the right is wearing a yellow t-shirt with a large white '28' graphic and an orange skirt, carrying a blue shopping bag with the 'asics.com' logo and an orange shopping bag. They are both smiling and looking at each other. The background shows a modern building with large glass windows and a sign that says 'WILLS'.

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 group of four people are sitting on a dark grey sofa in a modern living room. A woman in a red dress is on the left, holding a champagne glass. A man in a blue shirt is next to her, also holding a champagne glass and a bottle. A woman in a white and black patterned top is on the right, holding a champagne glass. A brown dog is lying on the floor in the foreground. A wooden coffee table is in front of the sofa, holding a glass terrarium, a white ceramic vase, and a blue cube. The background shows a kitchen area with a white countertop and a wooden cutting board.

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 Tipi, who is rewriting the rental rulebook. Enjoy quality, curated apartments for rent with no fees, zero deposit, utilities and broadband included and stylish social spaces.



An architectural rendering of a new public park. In the background, the large, white, arched Wembley Arch spans the sky. Below it, several modern, multi-story apartment buildings with balconies and large windows are visible. The foreground is dominated by a lush green park area with many trees. A large group of people is gathered on the grass, some sitting on a low concrete wall in the immediate foreground. The sky is blue with light clouds.

Space for everyone

A new seven acre public park is coming 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.

A woman with her hair in a bun, wearing a light blue button-down shirt and light-colored trousers, is singing into a microphone on a stage. The background is dark with some blurred lights and structures, suggesting an outdoor or semi-outdoor venue at night. The text "Night owls" is overlaid in large white font.

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.

A wide-angle shot of a modern hotel lobby. The floor is made of large, polished, light-brown tiles that reflect the overhead lights. On the left, a bright orange Formula 1 car is displayed on a blue and white patterned rug. Above the car, a row of framed jerseys hangs on the wall. To the right, a large glass entrance with a red frame leads outside. A white reception desk and a metal cart are visible near the entrance. The ceiling is high with several large, spherical, gold-colored pendant lights hanging from it. The overall atmosphere is bright and modern.

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 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 in a dance studio. One man is performing a handstand, balancing on one hand with his legs spread wide. He is wearing a grey t-shirt with 'FIVE' on it and grey sweatpants. Five other men are standing around him, clapping and watching. They are wearing various casual clothes like hoodies, t-shirts, and track pants. The background is a plain wall with some 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

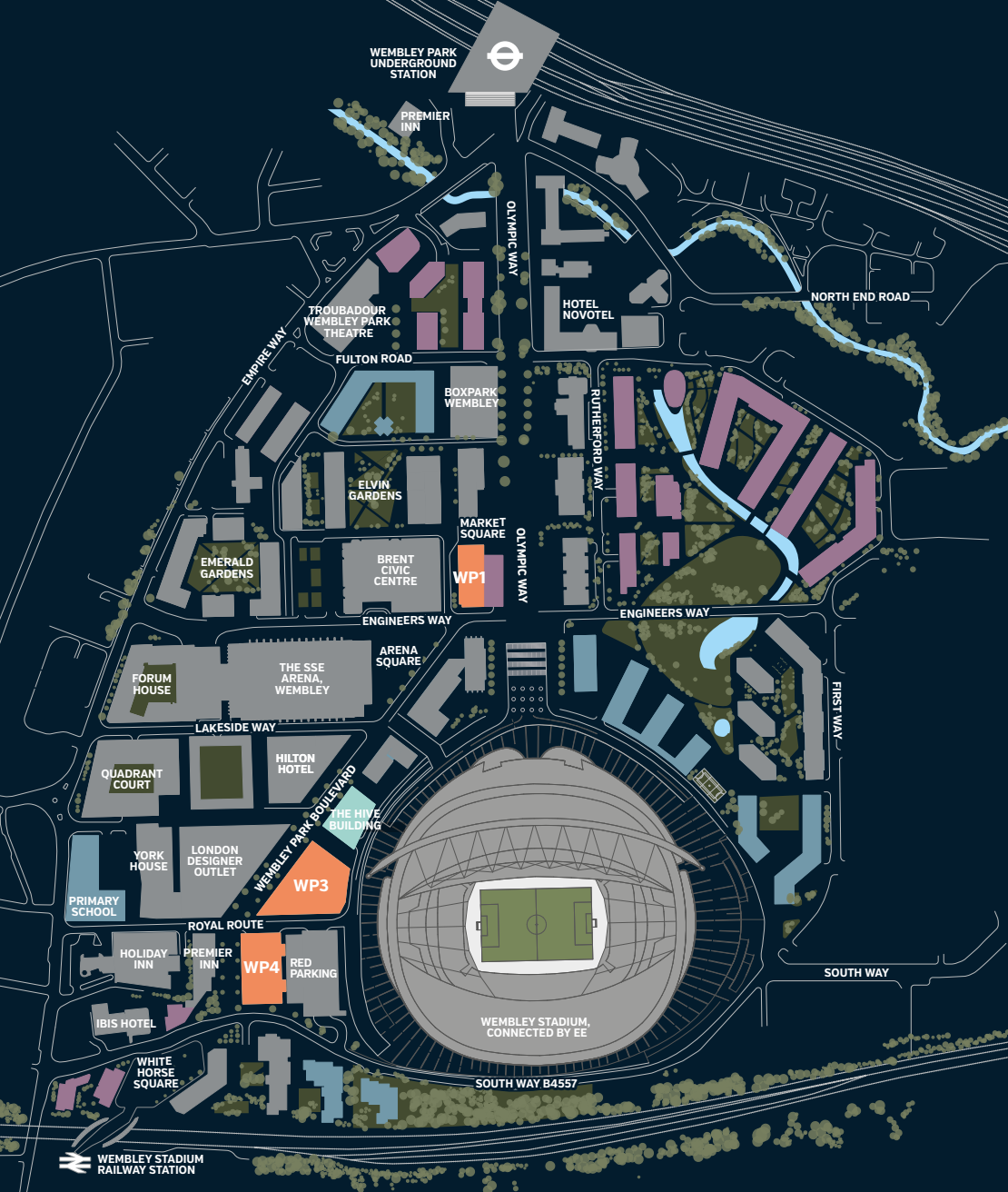
We're proud of our heritage. We've hosted both the 1948 and 2012 Olympic Games, the Empire Games (later known as The Commonwealth Games), Live Aid, Muhammad Ali, the best of the music industry and of course the 1966 World Cup.

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

	Future office buildings
	Future buildings
	Under construction buildings
	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 wide-angle photograph of a modern office interior. The space is characterized by its double-height ceiling, which features dark, horizontal wooden beams and several large, white, cone-shaped pendant lights. The walls are made of light-colored brick, and the floor is composed of wide-plank light wood. In the foreground, a long, white reception desk with a dark wooden base is visible. To the right, there is a seating area with three bright yellow armchairs and a blue and white geometric patterned rug. In the background, a reception counter and a colorful abstract wall sculpture are visible.

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

A DEVELOPMENT BY



QUINTAIN

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