

Open for business

Open for business

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 OVO 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 large, multi-level indoor event space, likely a convention hall or a large restaurant, filled with people. The ceiling is high and features several large, reflective disco balls hanging from it. The walls are decorated with black and white balloons and banners. In the background, a large screen displays a crowd of people. To the left, a sign for 'THAI EXPRESS' is visible. To the right, a sign for 'BOXPARK' is visible. The overall atmosphere is festive and lively.

BOXPARK

A nighttime photograph of the Boxpark Wembley entrance. The building features a large, illuminated 'BOXPARK' sign at the top. Below the sign, a crowd of people is gathered in front of the entrance, which is marked with 'EAST END' and 'H'. The interior of the building is visible through large glass windows, showing a vibrant, colorful interior with purple and pink lighting. A string of warm white lights runs across the front of the building. To the right, a tall, illuminated white pillar stands next to a red and white striped cylindrical structure. The overall atmosphere is lively and festive.

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.

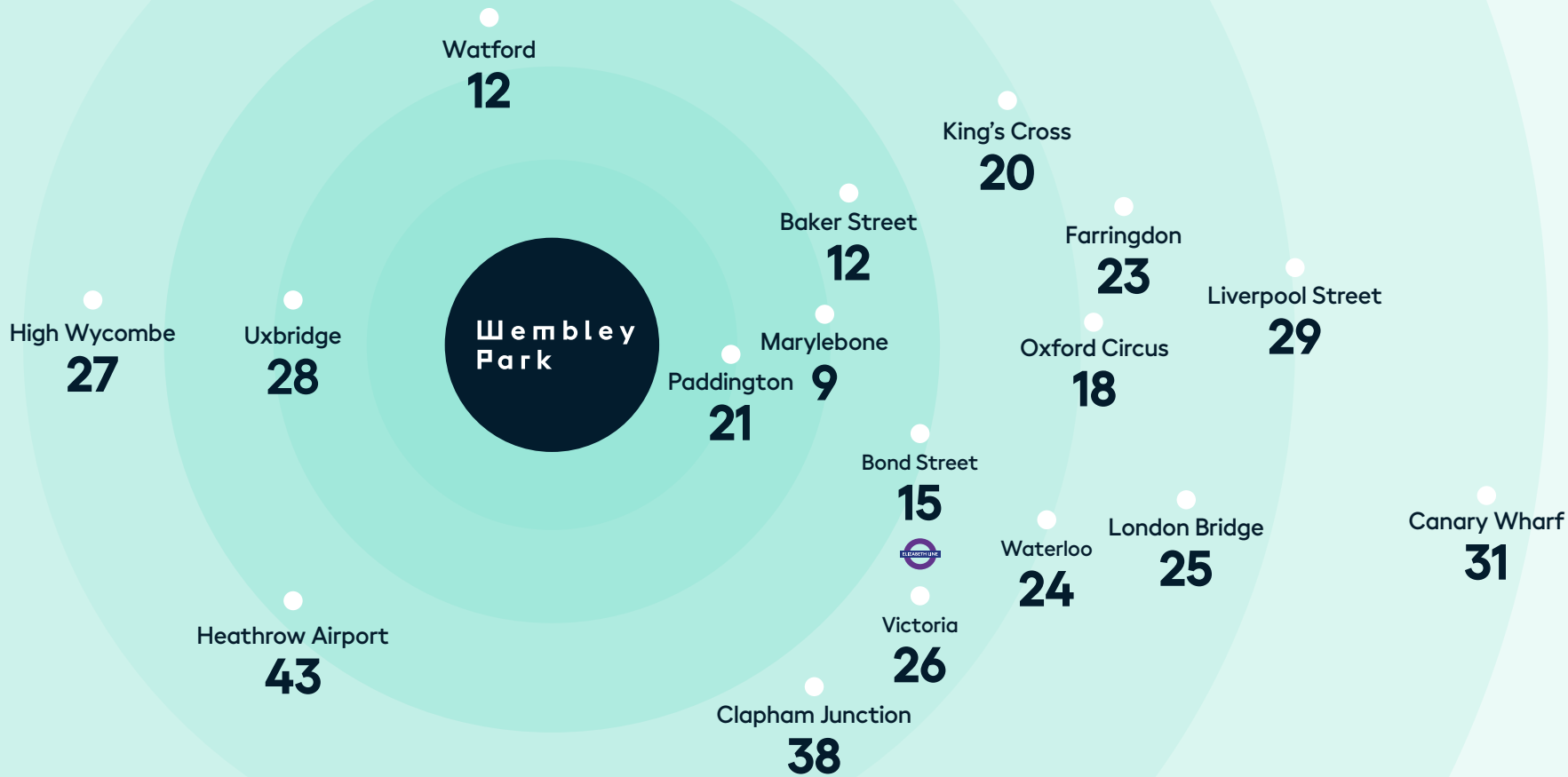
A blurred red train is moving from left to right across the frame. In the background, a station platform is visible with a circular red and white sign that reads 'WEMBLEY PARK'. The text 'Fast track' and '12 minutes to West End' is overlaid on the image.

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.



900,000 sq ft of office space

In total we are approx 900,000 sq ft of commercial space and the total development is 10.5M sq ft.



4,000 office workers

already on-site

We already have a thriving business community. From household names, like Air France, Casio, The FA and The Royal Philharmonic Orchestra, to tech start ups, occupiers have realised the potential of this well-connected working environment.



For suits

Plans are in place to create additional offices ranging from 165,820 sq ft to 449,214 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 with a pink rim is filled with spaghetti, mussels, and a large shrimp. To the left of the plate, a wooden cutting board holds several slices of bread. Behind the plate, another white plate with a pink rim contains a salad of cherry tomatoes and bread. Two wine glasses, one with white wine and one with red wine, are on the table. A red pepper mill and a glass salt shaker are also visible. The table is made of light-colored wood. In the background, there are potted plants and a blurred view of an outdoor area.

Dine out

Wembley Park is already home to more than 20 restaurants, bars and coffee shops including: Wagamama, Masalchi, Pasta Remoli, Bread Ahead and Nando's.



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.

The image shows the exterior of an Amazon Fresh store. The building has a dark brick facade. The main entrance is a large glass door with the 'amazon fresh' logo in white and green. To the left of the door is a white self-checkout kiosk and a yellow sign that says 'amazon fresh' and 'Just Walk Out Shopping'. To the right of the door is a sign with 'Store Hours' and a green 'Now OPEN' sign on a stand. The store interior is visible through the glass, showing shelves stocked with various products.

amazon fresh

Innovators

Amazon Fresh opened one of its first UK stores in Wembley Park. The 2,500 sq ft Amazon Fresh store is powered by Just Walk Out technology and offers a wide range of fresh produce and other products to appeal to customers.



and makers

Combining lifestyle, fashion, food, arts and crafts, and health and wellness, Wembley Park 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 down a city street, smiling and carrying shopping bags. The woman on the left is wearing a leopard print dress and carrying a large brown paper bag with the 'BJÖRN BORG' logo and an orange bag. The woman on the right is wearing a yellow t-shirt with a white graphic and an orange skirt, carrying a blue bag and an orange bag. The background shows a busy street with shops, including one with a 'WILLS' sign.

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, Calvin Klein, PUMA, Kurt Geiger, Dune, Moss Bros, Tommy Hilfiger, Yankee Candle, Jack Wills, Sunglass Hut and Haribo, there's something for everyone.

A bright, modern kitchen and dining area. In the background, a man in an orange shirt and a woman in a white shirt are looking at a book together. The kitchen has dark blue cabinets and a white countertop. In the foreground, there is a wooden dining table with green chairs. A large window on the right side of the image shows a view of the outdoors with plants. A bicycle is parked on the left side of the image.

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 Quintain Living, who is rewriting the rental rulebook. Enjoy quality, curated apartments for rent with zero deposit, utilities sorted, broadband included and stylish social spaces.

QUINTAIN
LIVING



A photograph of a public park water feature. In the foreground, several young children are playing in a shallow, blue-lined water channel. A girl in a blue patterned dress is splashing water, and a boy in a white t-shirt and dark shorts is reaching out with his hands. To the right, another girl in a pink shirt and red pants is standing. In the background, more children and adults are visible, some standing on a set of wide, low stone steps. The park is surrounded by modern buildings and greenery. The text "Space for everyone" is overlaid in large white letters across the middle of the image.

Space for everyone


A new seven acre public park (3.5 acres complete) 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 offers a comprehensive fitness offering across the estate ranging from swimming to pilates and yoga.



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 OVO 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

A theatrical production of War Horse featuring large, mechanical horse puppets and human actors in a dark, smoky arena. The puppets are constructed from metal frameworks with realistic horse heads and manes. Two actors in period military uniforms are visible, one supporting the left puppet and another supporting the right one. The scene is dramatically lit with spotlights from above, creating a hazy, atmospheric effect. The text "and culture vultures" is overlaid in a large, white, sans-serif font across the center of the image.

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.

An aerial photograph of a parking lot. A white van is parked in a space, with its rear facing the top of the frame. Two horizontal white lines mark the boundaries of the parking space. The rest of the parking lot is empty, showing a dark, textured asphalt surface.

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. Behind the car, a wall is covered with numerous framed football jerseys. Above the car, a balcony with a glass railing is visible. The ceiling is high and features several large, spherical, gold-colored pendant lights. On the right, there is a large glass entrance with a revolving door. A white reception desk and a metal trolley are also visible in the center-right area.

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 in the center is performing a breakdancing move, lying on his back with his legs in the air and one arm on the floor. He is wearing a purple and white patterned tank top and grey sweatpants. Five other men are standing around him, watching and clapping. They are wearing various casual clothes like hoodies, t-shirts, and track pants. The background is a plain grey wall with some faint 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, The 2021 UEFA mens and 2022 womens European Football Championships and of course the 1966 World Cup.

A passionate future

FUTURE
BUILDINGS

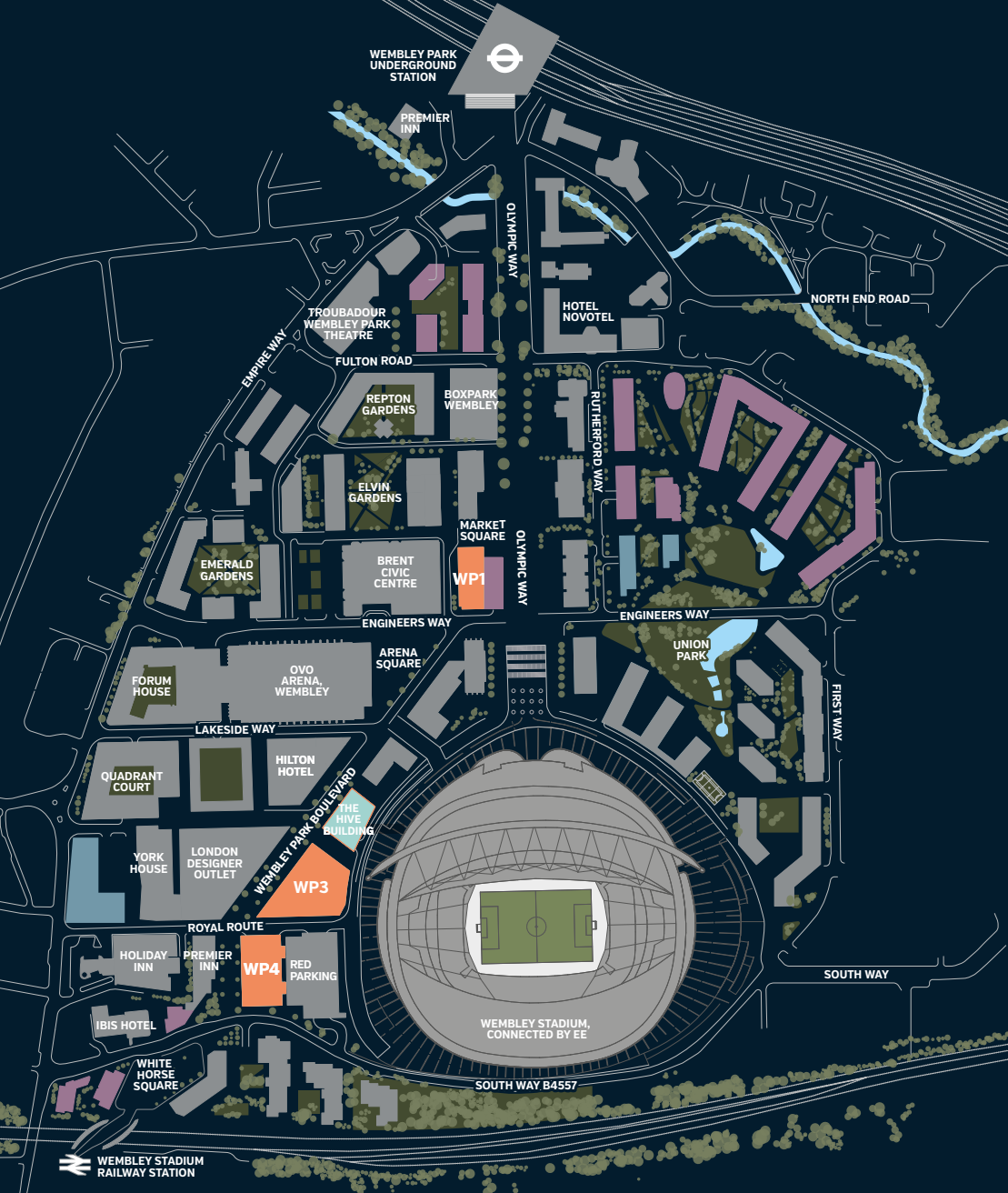
WP1
FUTURE
OFFICE SPACE

WP3
FUTURE
OFFICE SPACE

WP4
FUTURE
OFFICE SPACE

FUTURE
BUILDINGS

We're excited by our future and have spent 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 2027/2028.



Wembley Park provides new Grade A workspace totalling 900,000 sq ft in four new office buildings

WP1

165,820 sq ft of office space over ten upper floors

The Hive Building

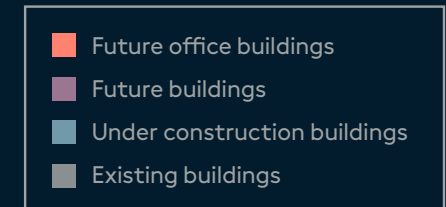
115,000 sq ft of office space over nine upper floors

WP3

367,755 sq ft of office space over eight upper floors

WP4

449,214 sq ft of office space over ground and nine upper floors



Not to scale, for indicative purposes only.

Available now

The Hive is our first new build office and offers 115,000 sq ft of offices and 10,000 sq ft of retail accommodation over ground, eight upper floors and a mezzanine. The Grade A space is situated next to the iconic Wembley Stadium and fronting onto Wembley Park Boulevard.

Network Homes and Casio have already moved in, leaving only 43,410 sq ft of offices remaining.

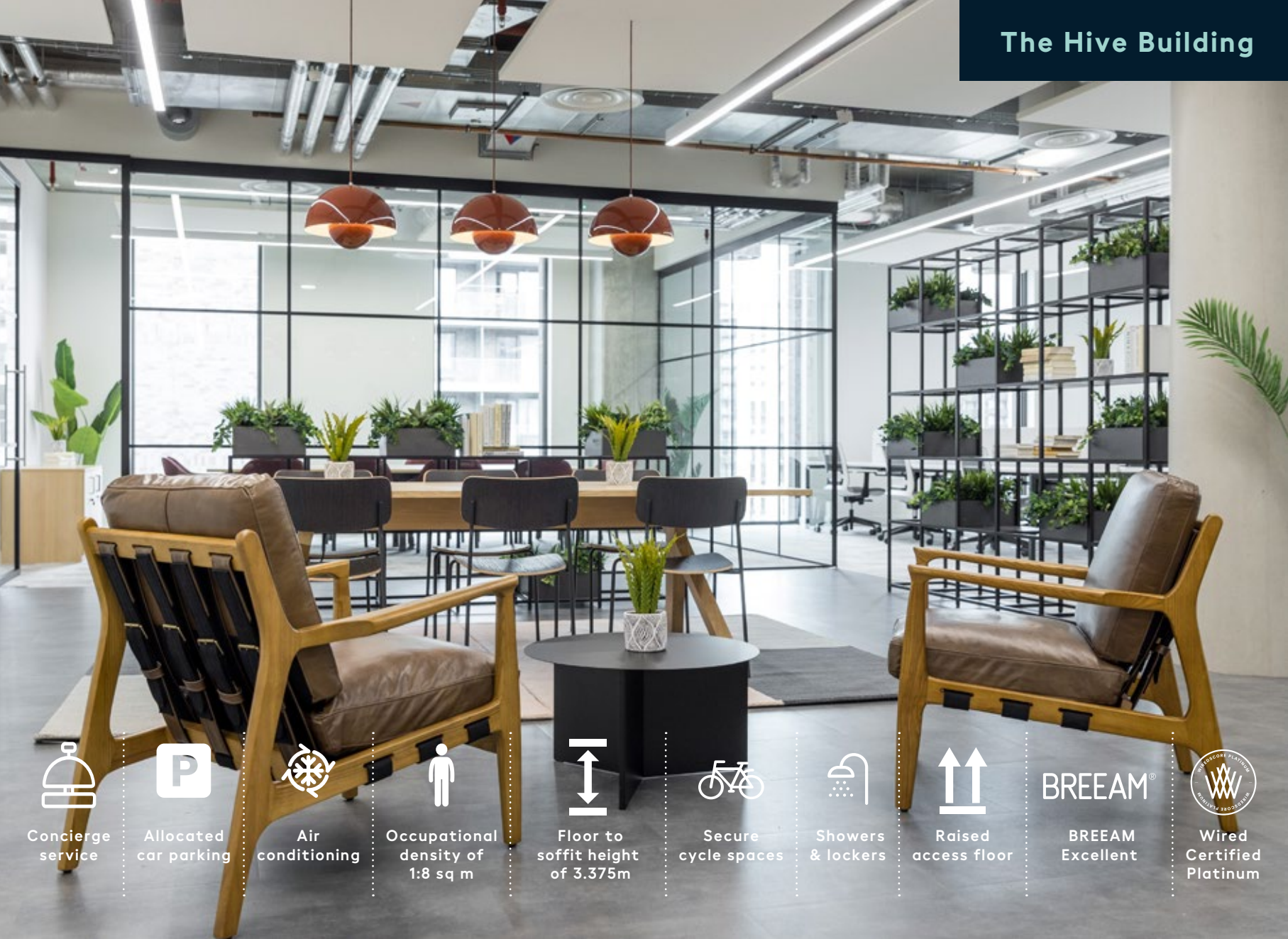
Contemporary design

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 have been built to a high quality specification, with impressive floor to ceiling heights, and all the amenities required by today's modern businesses.

The Hive Building



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®

BREEAM
Excellent



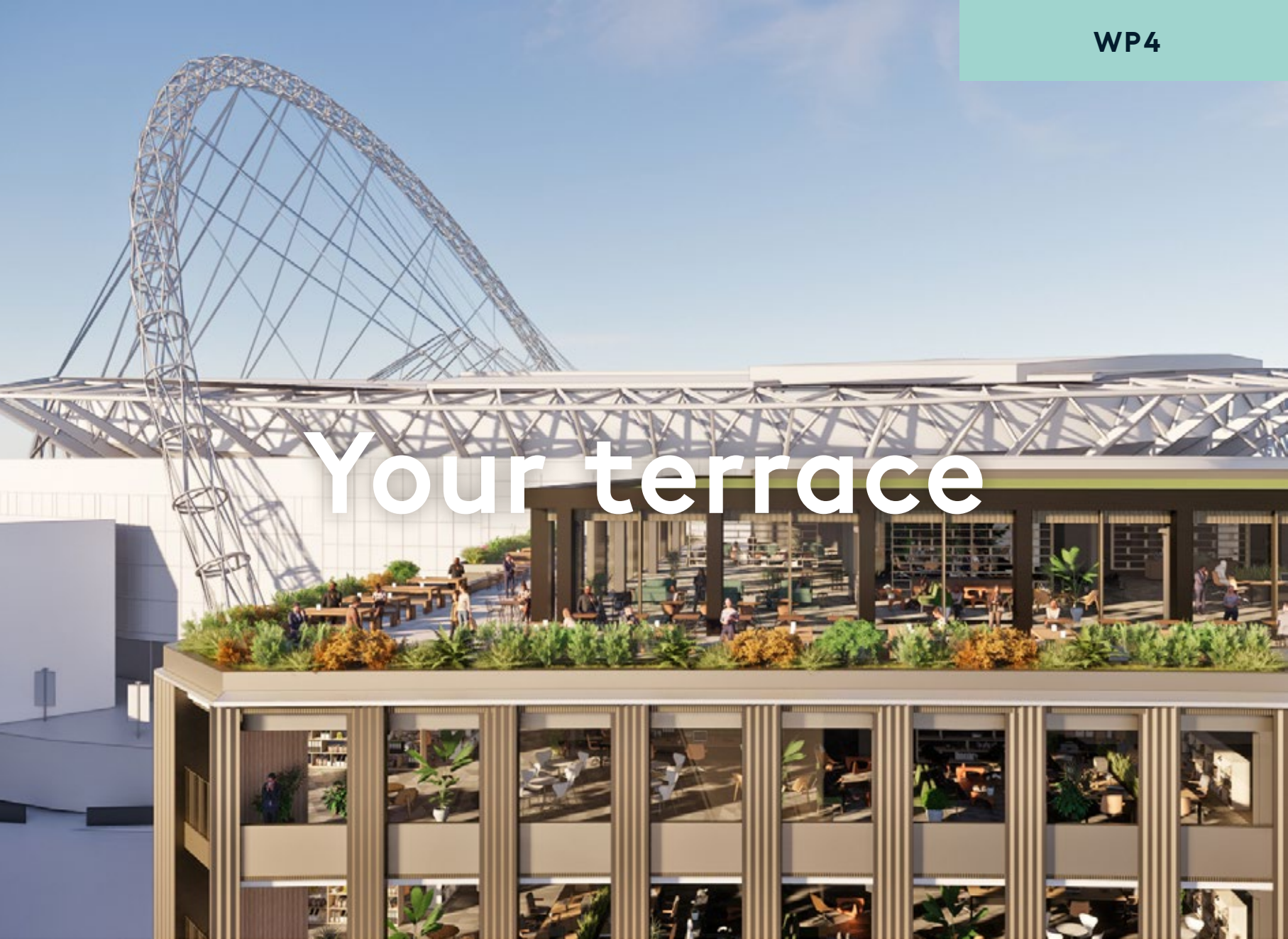
Wired
Certified
Platinum

An architectural rendering of a modern office building. The building features a multi-story facade with large glass windows and vertical panels in shades of green, brown, and orange. The top of the building is topped with a green roof. The ground floor has a large, open space with white umbrellas and people walking around. The text "Coming soon" is overlaid in the center.

Coming soon

A new 449,214 sq ft office development.
Designed with sustainability in mind, a dramatic
multi purpose ground floor arrival experience and
large outdoor terrace space.

Your terrace





Net Zero Carbon
in Operation



Low Carbon
Construction



BREEAM
Outstanding



NABERS Design for
Performance Rating



WELL
Platinum



EPC A



SMART Building
Technology



Club standard Cycle
and Shower Hub



Cafés and
Restaurants



Auditorium



Roof Terraces



London's most exciting new neighbourhood



PINK PARKING

7 ACRE PARK

BOXPARK

TROUBADOUR
WEMBLEY PARK THEATRE

ELVIN GARDENS

THE HIVE BUILDING

ARENA
SQUARE

HILTON HOTEL

THE OVO ARENA, WEMBLEY

LONDON DESIGNER OUTLET

RED PARKING

WEMBLEY STADIUM
RAILWAY STATION

WEMBLEY PARK
UNDERGROUND STATION

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

AGENTS



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