



1ST
WAY
OFFICES

WEMBLEY PARK - LONDON
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WAY
CAMPUS



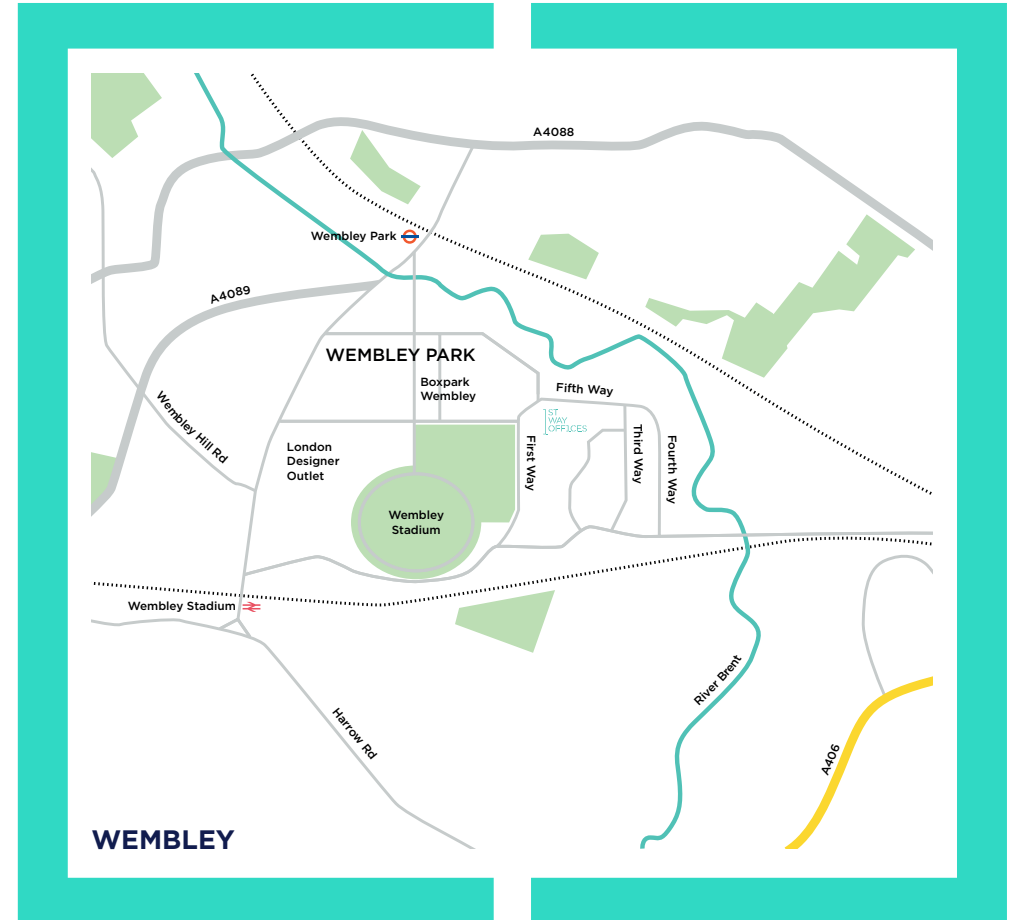
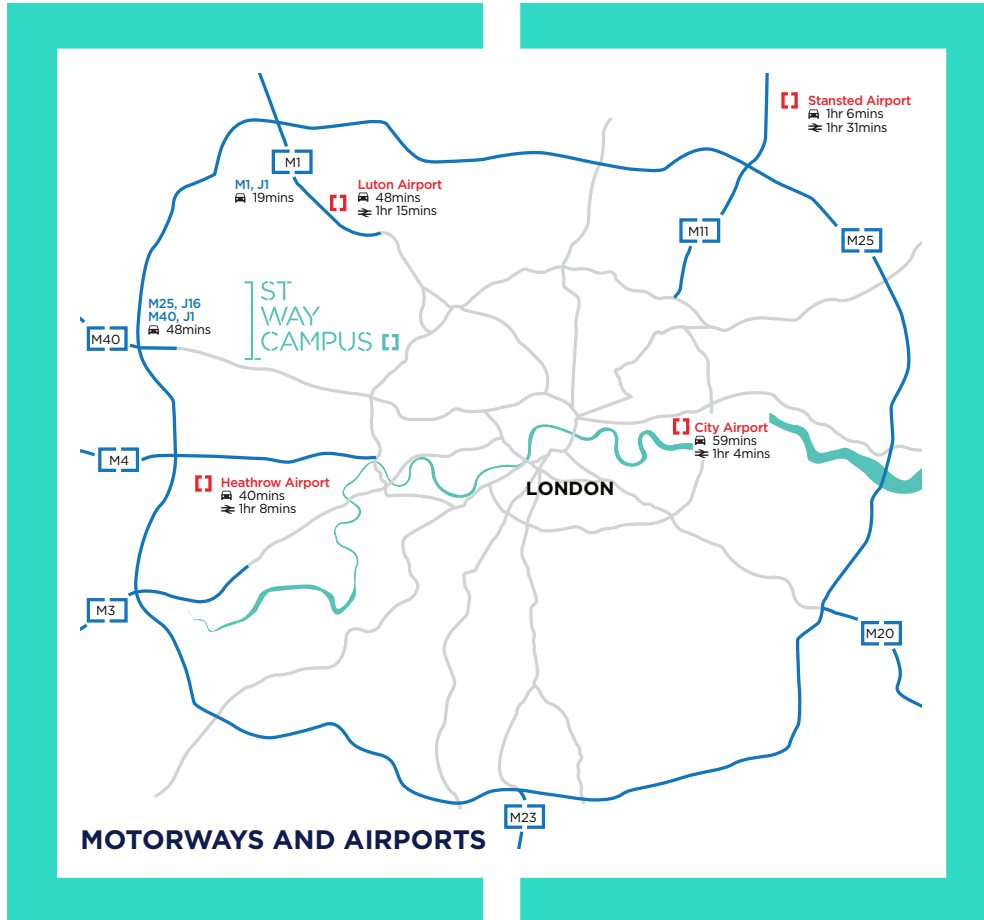
WEMBLEY PARK - LONDON

VIEW FROM PARK



CONNECTIVITY

Wembley Park has superb connectivity to central London and beyond.



- 12 Mins walk to Wembley Park tube**
 - Jubilee Line to Bond Street in 19 minutes
 - Metropolitan Line 12 mins to Baker Street
 - Bakerloo Line 23 mins to Paddington

- 12 Mins walk to Wembley Stadium station**
 - access to Marylebone in just 9 minutes
 - Watford Junction in 14 minutes
 - Milton Keynes in 55 minutes
 - and Birmingham in 120 minutes

- 10 Mins walk to London Designer Outlet
- 10 Mins walk to BoxPark
- 5 minute drive to the North Circular (A406)

- Excellent Access to M1, M40, M4, M25
- 4 International Airports within an hour

WEMBLEY REGENERATION STORY

Wembley is one of the largest regeneration projects in the country. According to the Mayor of London it can accommodate approximately 11,500 new homes and 10,000 new jobs through the development of sites along Wembley High Road and the land around Wembley Stadium.

1st Way Campus will be a key development as part of the future growth of Wembley Park and an important provision of accommodation for the growing student population.



WEMBLEY STUDENT HUB

Over 2,500 student beds delivered in six new developments delivered over the last five years



WEMBLEY STADIUM

The £700million national stadium was completed in 2007 with a capacity for 90,000 spectators



WEMBLEY CENTRAL

A new square, shops, homes, hotel and station facilities along Wembley High Road



WEMBLEY SSE ARENA

Listed 13,000 capacity concert venue



LONDON DESIGNER OUTLET

London's only Designer Outlet Centre with 70 shops, 15 cafés and restaurants and a nine screen cinema



WEMBLEY PARK

4,850 new homes, two new hotels, seven-acre new public park and up to 1million sq ft of offices



BRENT CIVIC CENTRE

Opened in 2013 and provides the Brent Business Hub, a virtual one-stop-shop for local businesses



BOXPARK

A Boxpark opened in 2019 hosting 29 independent food and beverage operators offering drinks, dining, and events spaces.



UNIVERSITY COLLEGE OF FOOTBALL BUSINESS (U.C.F.B.)

The University of Football Business is anchored in the national stadium

LOCAL AMENITIES



LDO FOOD

BIG MOE'S

CABANA

CAFFE NERO

CHABOBA

COSTA COFFEE

FRANKIE & BENNY'S

HANDMADE
BURGER CO

JRC GLOBAL BUFFET

LAS IGUANAS

NANDO'S

OPA!

PING PONG

PIZZA EXPRESS

PRET A MANGER

PREZZO

SHAKETASTIC

STARBUCKS

SUBWAY

TGI FRIDAY'S

TREATZ

WAGAMAMA

WENZEL'S THE BAKERS

ZIZZI



BOXPARK FOOD

THE ATHENIAN

BOKI COFFEE

BOMBAY BURRITO

CUT + GRIND

DRUMS & FLATS

HOLA GAUCAMOLE

KABAB

KOOLCHA

LONGBOYS

MAMA JACQ'S

MITSURYU

NANNY BILLS

OATOPIA

SMOKY BOYS

SPICE SHACK

TAPA VINO

THAI EXPRESS UK

UDDERLICIOUS

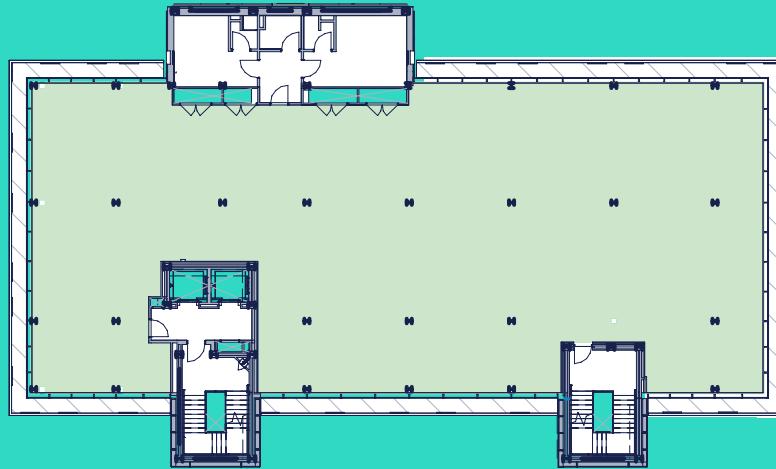
UGLY DUMPLING

YAMAGOYA

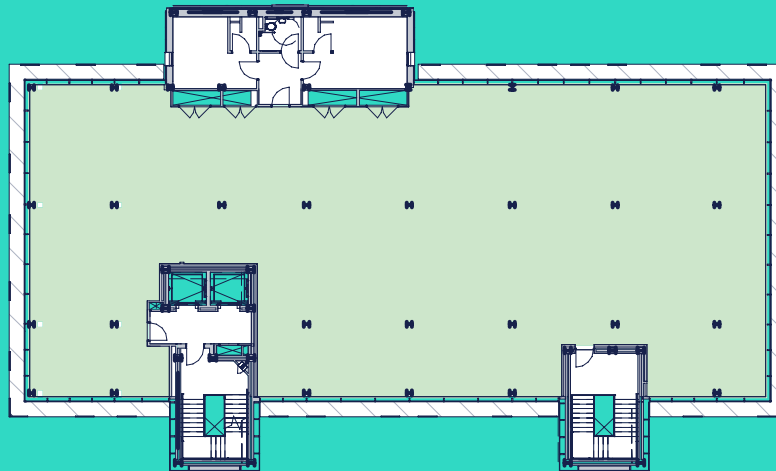
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THE BUILDING

FLOORPLANS LEVEL 3



LEVEL 4



1st Way Campus will provide 12,926 sq ft of brand new office space arranged over 3rd and 4th floors.

SPECIFICATION

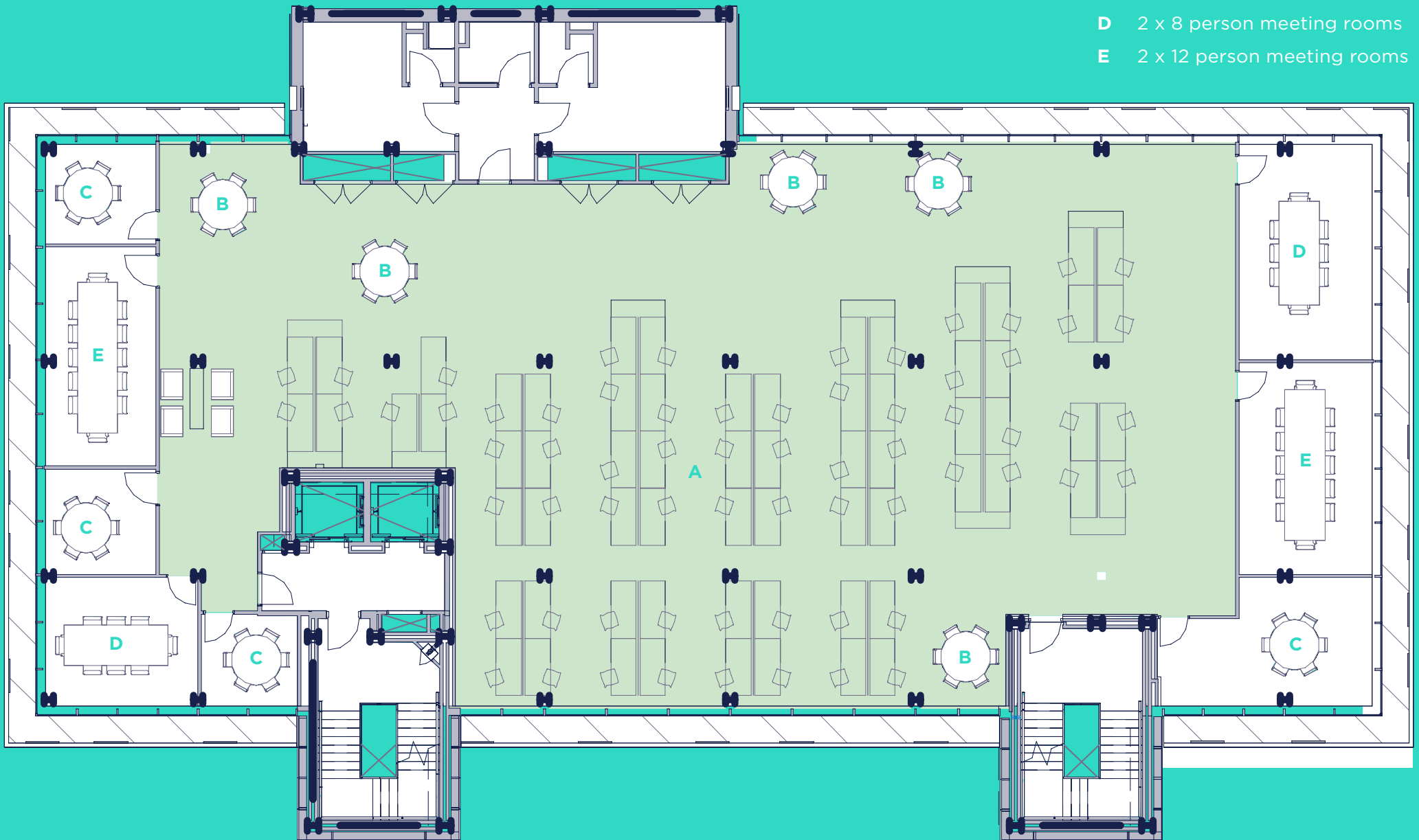
- ❑ Designated office reception
- ❑ VRF Air Conditioning
- ❑ Suspended ceilings
- ❑ Raised floors
- ❑ Occupational Density 1:10 sq m
- ❑ 2 x 13 person passenger lifts
- ❑ 2.6m floor to ceiling height
- ❑ Bike store and shower / locker facilities

Floor	Area (Sq Ft)	Area (Sq M)
4	6,388	594
3	6,479	602
TOTAL	12,926 sq ft	1,198 sq m

Indicative Fit Out Plan

KEY

- A 74 open plan work stations
- B 5 x break out areas
- C 4 x 6 person meeting rooms
- D 2 x 8 person meeting rooms
- E 2 x 12 person meeting rooms



VIEW LOOKING NORTH



EXAMPLE OFFICE SPACE



1ST WAY OFFICES

FOR FURTHER INFORMATION VISIT
www.1stwayoffices.com

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