

Wembley
Park

FROM 5,328 – 26,974 SQ FT AVAILABLE



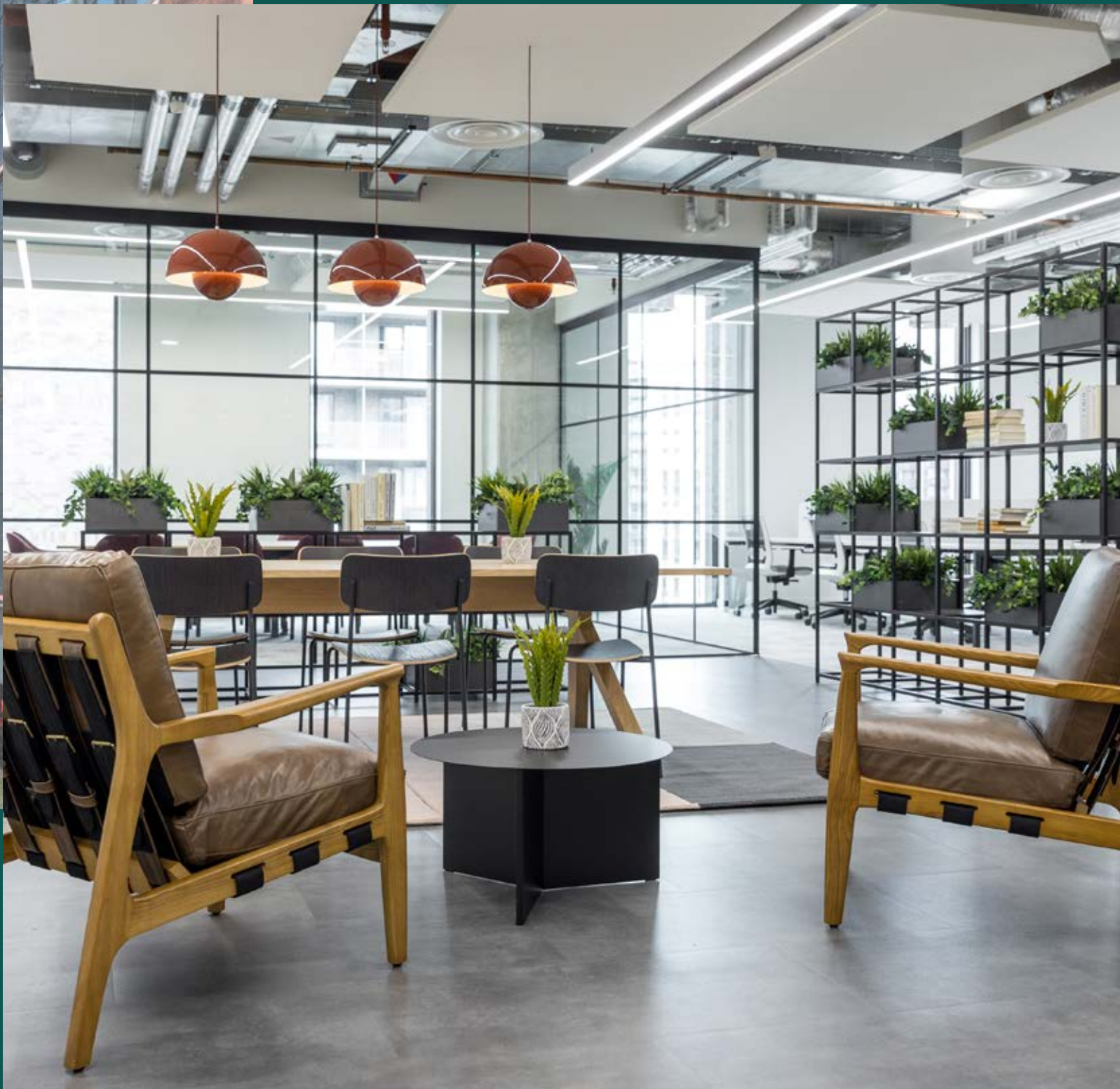
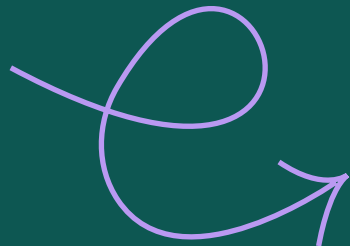
THE HIVE

MODERN OFFICE SPACE IN WEMBLEY PARK.

BE PART OF THE BUZZ



Impressive, light-filled office spaces



BE PART OF THE BUZZ IN WEMBLEY PARK



The Hive is centrally located in the evolving new neighbourhood Wembley Park, offering a total of 115,000 sq ft of office space and 10,000 sq ft of retail right next to the iconic Wembley Stadium.

Spread over ground, mezzanine and eight upper floors, you'll have the opportunity to join a growing community at The Hive with only 26,974 sq ft remaining spread across two upper floors.



Double-height Reception Area



Concierge Service



103 Secure Cycle Spaces



BREEAM Excellent



Car Parking Available



Space available from 5,328 – 26,974 sq ft



Easy Access to 3 Underground stations



EPC B(27)



WIRED Score Certified Gold



Floor splits available from 5,328 sq ft onwards

BUZZING WITH BIG NAMES

JOIN THE HIVE'S
GROWING COMMUNITY.

Wembley Park is home to all types of businesses, and The Hive has been designed with a great sense of community along with a high-quality specification to support today's modern businesses.

You'll be joining a community of like-minded businesses. Already home to Sovereign Network Group, LSST and Casio, The Hive's high-tech facilities deliver connection speeds of up to 10 GB/s and free Wi-Fi across the building, it's no surprise businesses are swarming to Wembley.

CASIO

VELOCITY

sofyne
active technology



AIRFRANCE

UCFB
UNIVERSITY CAMPUS OF FOOTBALL BUSINESS

**PROGRAMME
MASTER**



QUINTAIN

XCEL Concepts



SNG Sovereign
Network
Group



Brent

**ROYAL
PHILHARMONIC
ORCHESTRA**



Handwritten orange squiggle.

- ← BOXPARK Wembley
- ↓ Wembley Arena



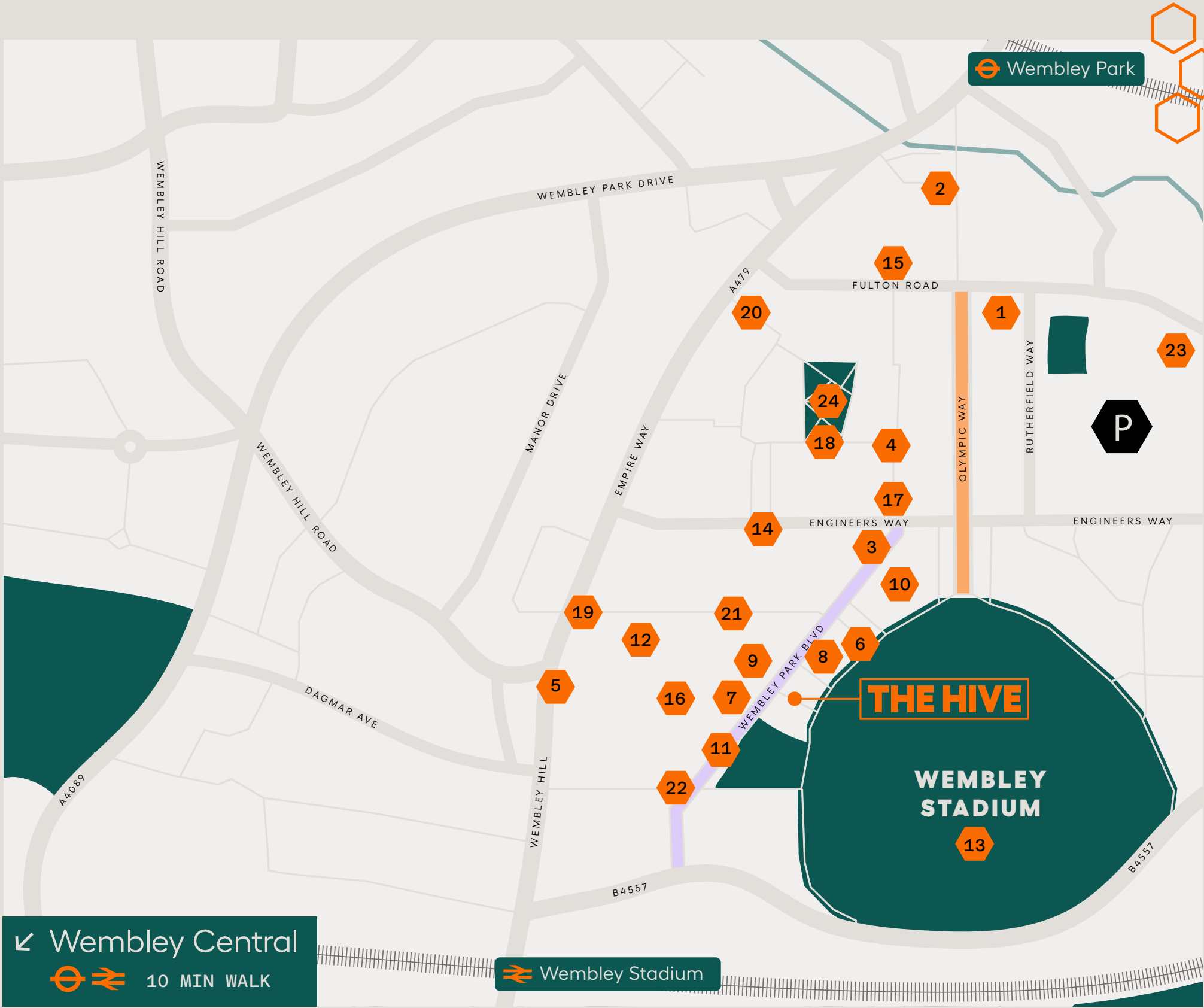
NORTH-WEST LONDON’S HIVE OF ACTIVITY



A thriving food, retail and entertainment hub right on the doorstep!

A LEGENDARY LOCATION

The Hive is perfectly connected with a variety of well-connected amenities right on the doorstep. From Wembley’s Boxpark to the London Designer Outlet and Wembley Stadium, you’ll have everything you need from shops, restaurants, gyms, parks, entertainment, bars and transport connections under a 5 minute walk.

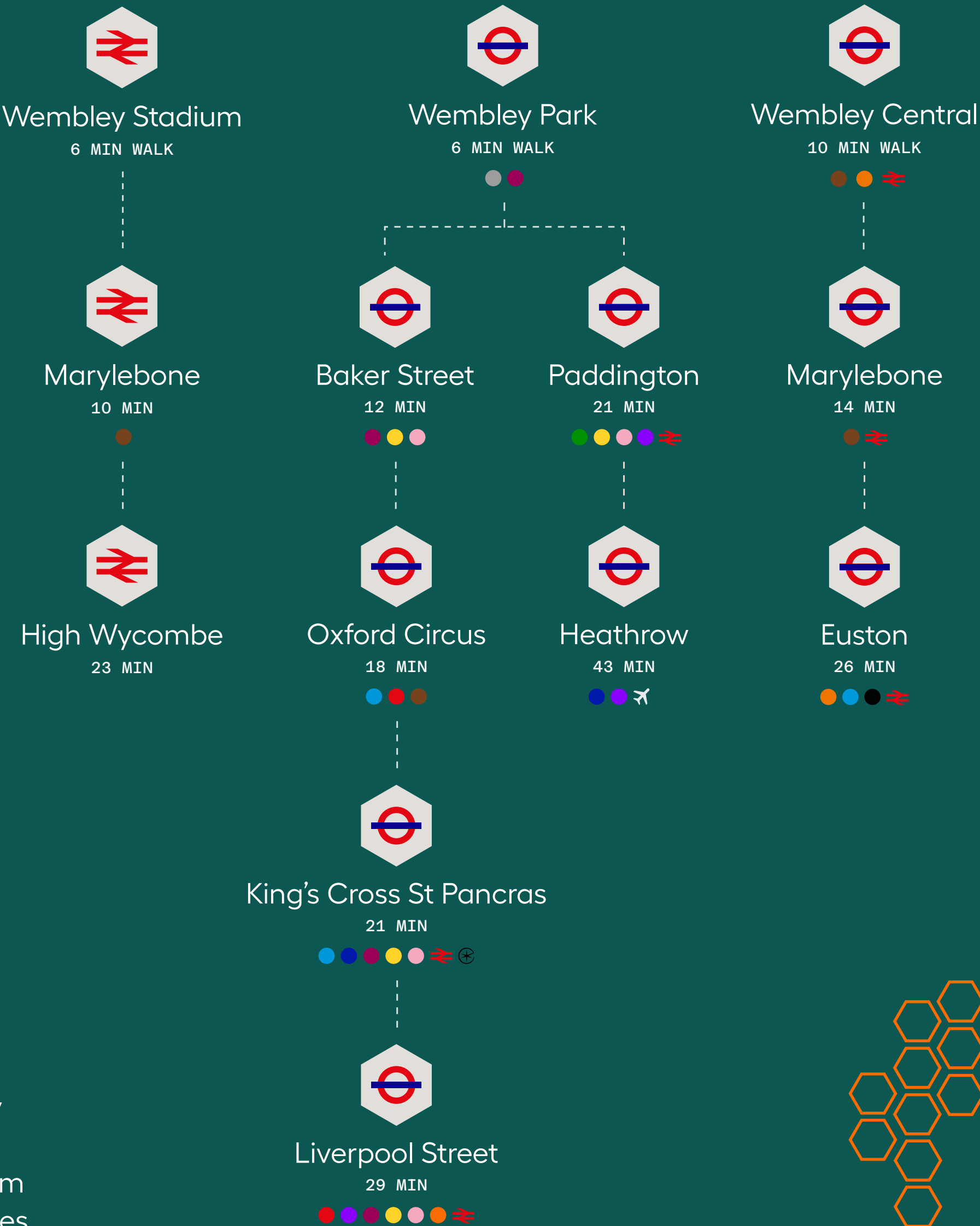


FOOD & DRINK	RETAIL	ENTERTAINMENT	WELLNESS
1. BOXPARK	7. Adidas	13. Wembley Stadium	19. The Gym Group
2. Black Sheep	8. North Face	14. OVO Arena	20. Rollerscape
3. TGI Fridays	9. Nike Unite	15. Troubadour Theatre	21. The Hilton
4. Sainsbury’s	10. Haute Dolci	16. Cineworld	22. Premier Inn
5. Bread Ahead	11. Calvin Klein	17. The Drum	23. Bubble Planet
6. Choppaluna	12. Sony	18. Market Square	24. Elvin Gardens

BEE-LINE TO THE WEST END

IN JUST 12 MINUTES

The Hive is conveniently located to three stations to get you where you need to go in just a swift 6 minute walk. Wembley Park Underground Station is served by the Jubilee Line, Wembley Central for the Bakerloo Line and Wembley Stadium for National Rail Services. Get to Baker Street in just 12 minutes with fast and direct access to the rest of London and beyond.



*Times taken from
Transport for London



THE HIVE

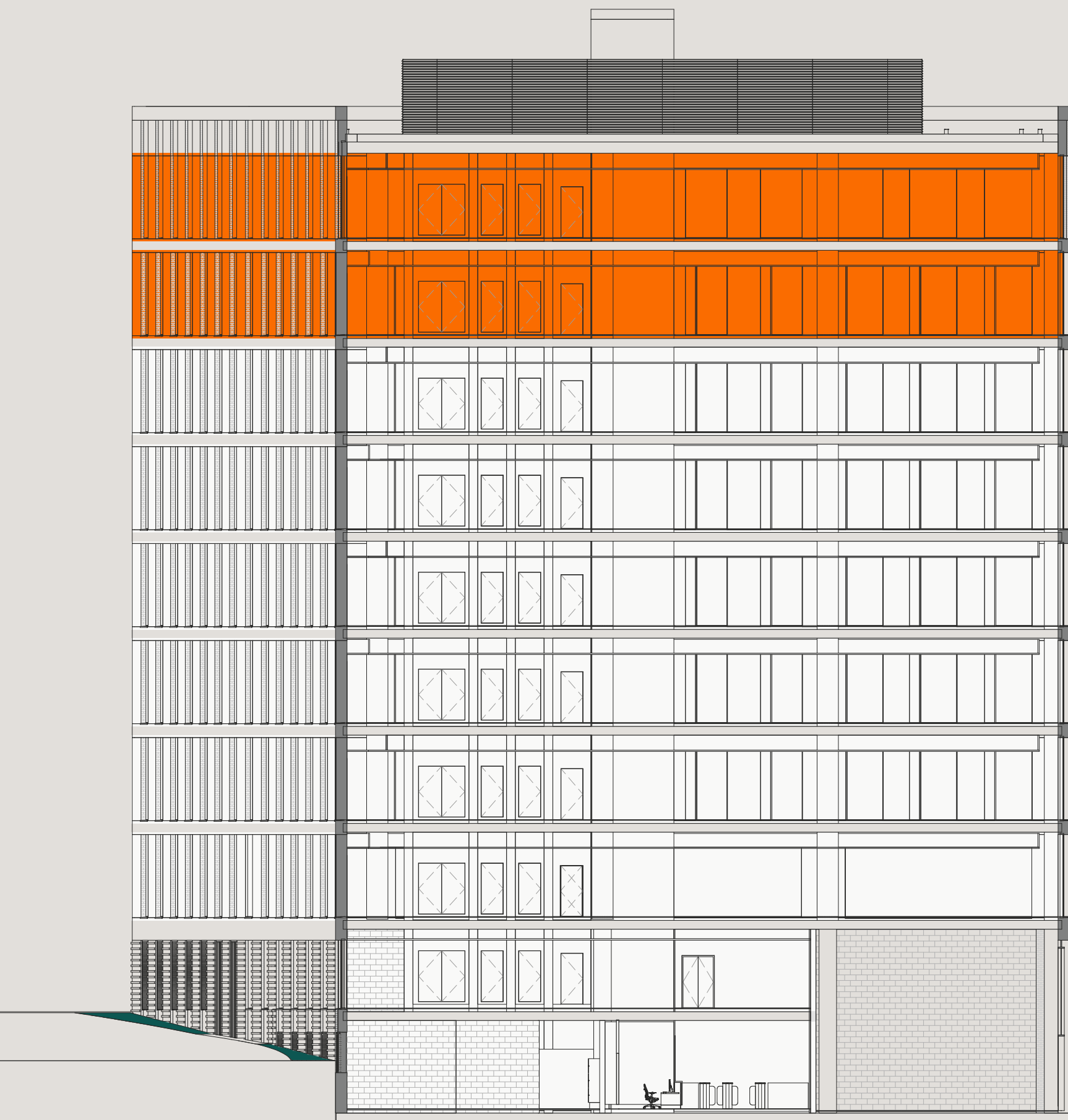
Secure, connected,
flexible and future-
proofed spaces



HIGH-SPECIFICATION

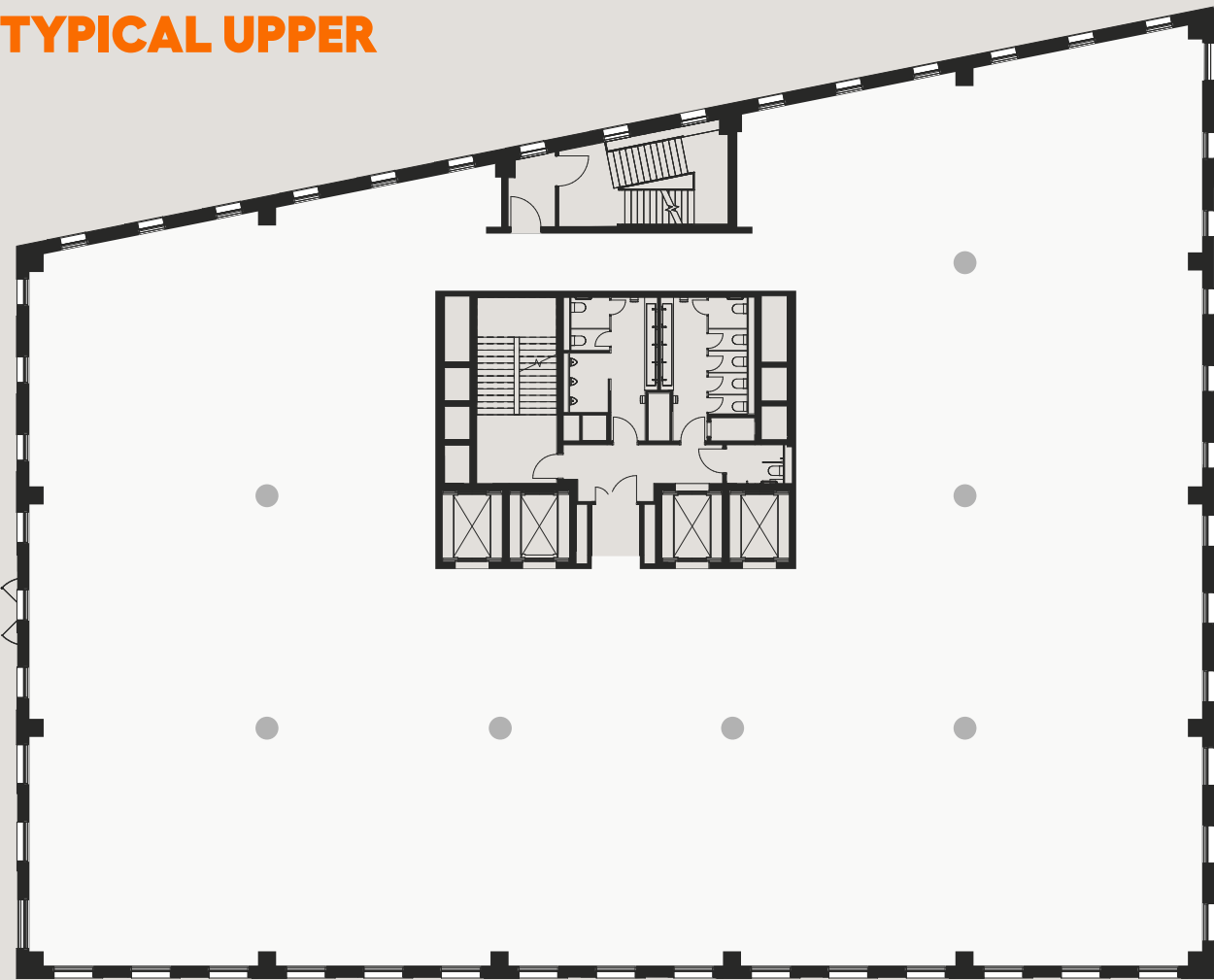
- 10 Showers
- 103 Lockers
- 103 Bicycle Spaces
- Occupational Density Of 1:8 Sq M
- Raised access floor
- 4 Pipe Fan Coil Air Conditioning
- Floor to soffit height of 3.375m
- Floor to acoustic panels height of 2.7m
- 4x 21 person passenger lifts

CHAMPIONING CONTEMPORARY, HIGH-TECH WORK SPACES

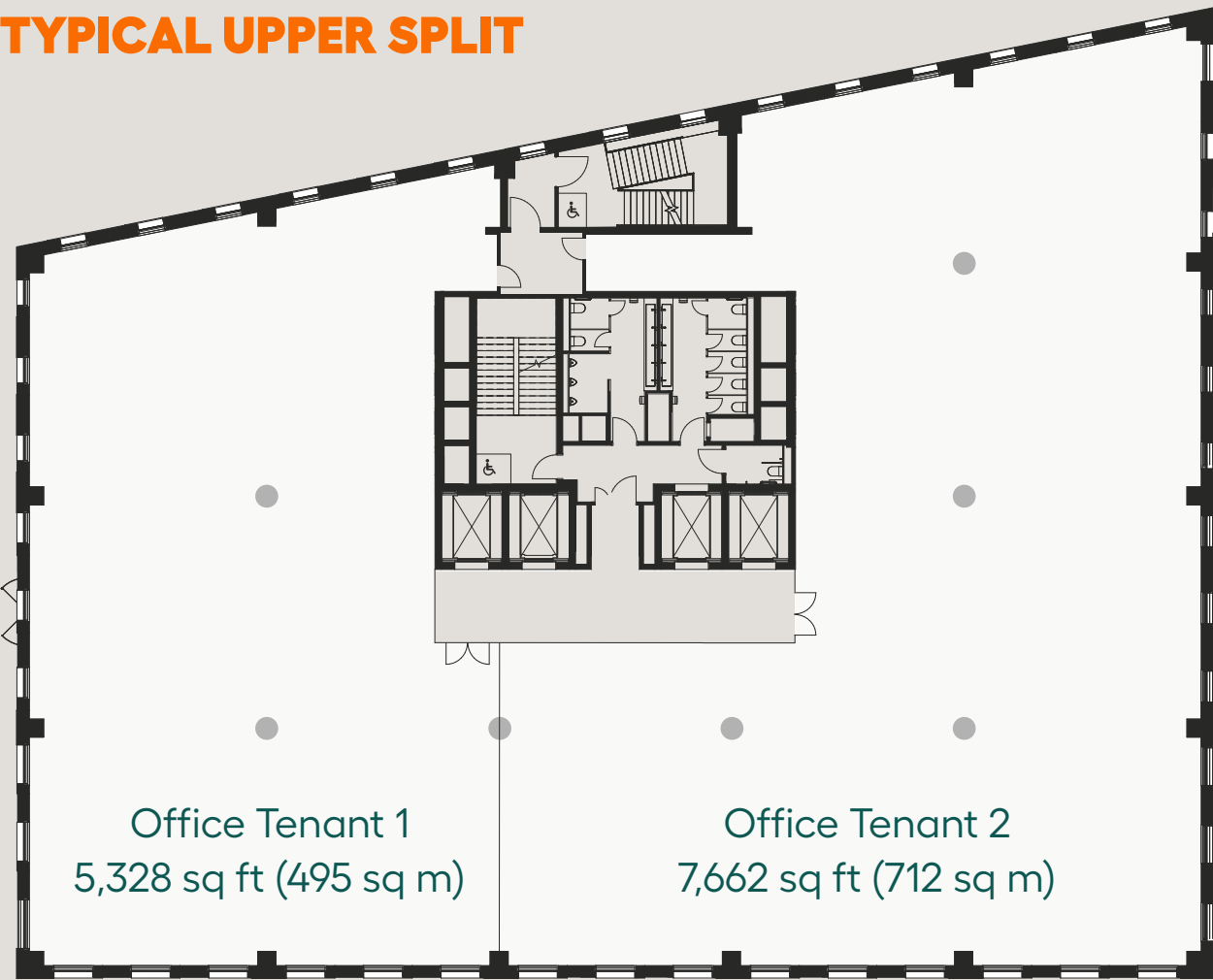


FLOOR	USE	SQ M	SQ FT
Eighth	Office	1,253	13,487
Seventh	Office	1,253	13,487
Sixth	Office	Let to LSST	
Fifth	Office	Let to Casio	Let to LSST
Fourth	Office	Let to Sovereign Network Group	
Third	Office		
Second	Office		
First	Office		
Mezzanine	Office		
Ground	Reception	194	2,084
Ground	Business Lounge	171	1,837
Total		2,871	30,895
Total Available		2.503	26.947

TYPICAL UPPER



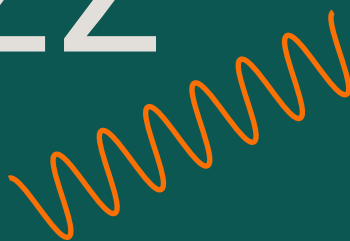
TYPICAL UPPER SPLIT



*Plans shown are not to scale and indicative only
**Floors can be split from 5,328 sq ft upwards

FINAL TWO
FLOORS REMAINING

GIVE US A BUZZ



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Smith
Hampton

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Archie Chitty
achitty@lsh.co.uk
07544 801 888

HanoverGreen

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Stunning natural light
and impressive floor
to ceiling height

