York House

WEMBLEY Park
WEMBLEY PARK IS AN 85 ACRE, WORLD-RENOWNED, MIXED USE DESTINATION IN LONDON.

York House is situated next to Wembley’s famous SSE Arena and London’s only outlet shopping centre, London Designer Outlet, with its 70 shops and restaurants, close to the iconic Wembley Stadium. The building is a highly prominent 15 storey office tower with parking provided on-site and in the nearby Red Parking. York House extends to approximately 120,000 sq ft (11,148 sq m) and fronts Empire Way which connects to Wembley High Road to the south and Wembley Park Station to the north.

A thriving business community at the heart of Wembley Park
Suites available from 1,000 to 20,000 sq ft over 15 floors
Best seats in the park

AT 15 STOREYS HIGH, YORK HOUSE OFFERS DRAMATIC VIEWS OF WEMBLEY STADIUM AND WEMBLEY PARK.

The building benefits from numerous hotels nearby and London Designer Outlet right on its doorstep – providing a huge range of high-end retailers and a fantastic array of dining options for lunch or after work.
Wembley Park sits outside the Central London Congestion Charge Zone and is well placed to provide swift access to and from Central London and the surrounding commuter belt.

Travel distance miles
Harrow 4.1
Ealing 4.6
Central London 10.7
Heathrow Airport 21.5
Source: Google Maps

Wembley Park has excellent rail and tube connectivity, provided by three key stations:

- **Wembley Central**
- **Overland Rail**
- **Bakerloo Underground**
- **Wembley Park**
- **Metropolitan & Jubilee Lines**
- **Wembley Stadium**
- **Overground Rail**

Wembley Park is extremely well connected with three, recently-upgraded stations, three Tube lines, Overground and two National Rail lines. The Night Tube will further support the 24-hour lifestyle of the area.

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.

Just 12* minutes from W1

*Source: TfL Journey Planner
The fastest comms in London are provided by a world-class fibre optic network which is built into the infrastructure, providing free wifi across the site and making Wembley Park an ideal location for hi tech businesses.

Superfast comms and acres of parking

Looking for a parking space won't slow down your day either. York House has a car park on its doorstep, while Wembley Park offers 3,000 parking spaces to smooth any connection.
London Designer Outlet offers 70 stores, restaurants and coffee shops with a unique range of aspirational and high street brands, including LK Bennett, Guess, Superdry, Kurt Geiger, The North Face and Nike. Its nine-screen Cineworld with 1,800 seats, shows the latest films and if you want state-of-the-art entertainment, the global blockbuster Hunger Games takes to the stage at the innovative Wembley Theatre from 2016.

The SSE Arena, previously known as Wembley Arena, has hosted international music and live entertainment for over 80 years. Built in 1934 as the Empire Pool, the Arena remains the UK’s most iconic venue for artists.

SURROUNDED BY A WORLD-RENNOWNED SPORTS, SHOPPING, ENTERTAINMENT AND RESIDENTIAL DISTRICT.

Designed by Foster + Partners, the world-renowned Wembley National Stadium has 90,000 seats and hosts major sporting events and concerts.

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 produce at the markets, ranging from fresh vegetables and street food or simply indulge in a slice of cake in one of the many coffee shops.

A thriving trade 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 seven, state-of-the-art, five-a-side pitches, as well as Lifestyle Fitness and Wembley Park’s running club.

To add more colour, the public realm of squares and open boulevards are transformed by exciting events. Music festivals, free screenings and an ice rink offer an unrestricted experience which is simply impossible in many other areas of London.
A bright space for bright people
YORK HOUSE IS A 15-STOREY OFFICE BUILDING OF APPROXIMATELY 120,000 SQ FT (11,148 SQ M).

It provides flexible office space available in whole floors, individual wings and a range of further office suites from 1,000 sq ft (93 sq m) upwards.

A schedule of vacant space is available upon request.

THE BUILDING OFFERS A MIX OF OFFICE SPACE AND THE SPECIFICATION TYPICALLY INCLUDES:

- Gas-fired central heating
- Individual electric meters to office suites
- Perimeter trunking
- High-speed fibre optic broadband services available
- Mix of suspended ceilings with integral lighting / ceiling mounted lighting
- Carpeted
- Four central passenger lifts
- Male & female WCs to each floor
- Excellent natural daylight / panoramic views (to upper floors)
- EPC Rating D(92)

TYPICAL FLOOR PLAN (9TH)

Floor plan not to scale, for indicative purposes only.
All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior notification has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party. Any written information and particulars are given in good faith, purchasers and lessees must satisfy themselves independently as to the accuracy of details upon which they intend to rely. December 2015.