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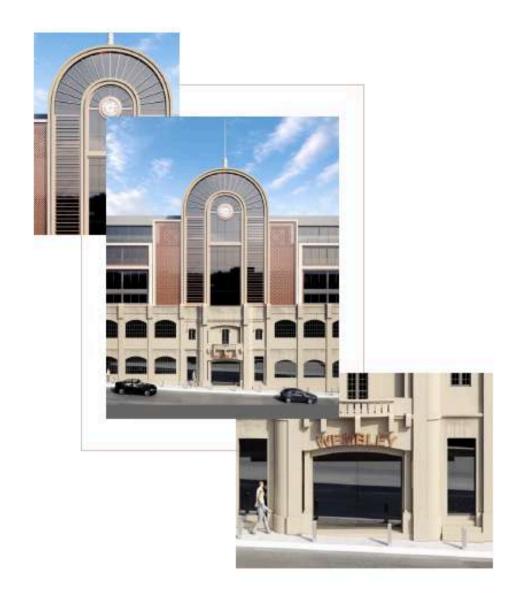
#### INTRODUCTION

## BUILT UPON THE ICONIC WEMBLEY ICE-CREAM FACTORY

The Wembley Business Centre provides a high-end environment for businesses to thrive and succeed. The property has a rich story given its heritage and because it is considered a historic landmark, which differentiates it from other business centres.







#### THE STYLE

#### RETAINING THE ORIGINAL ART DÉCO DESIGN OF THE WEMBLEY FACADE

Wembley Business Centre has a total of 13,000m<sup>2</sup> of office space, spread on 8 open plan floors with up to 1,800m<sup>2</sup> on one floor bursting with natural light. It is strategically located in Gzira, in the central region of Maita lying close to the seafront and in proximity of Sliema, St Julian's and the Capital City Valletta.



#### FACILITIES

## STATE OF THE ART FACILITIES



13.000m<sup>2</sup>

of office spaces



Customizable

offices



Natural Light

offices



Eco-Friendly

environment



High-end

air conditioning system



hi

1,800m<sup>2</sup> an one foor

Security

aates

(3)

system



Reception

and lobby area





24/7 Generator stand by

Air Ventilation

Dedicated Restroom

clusters per office



Access

control

Emergency lighting



24/7 CCTV metaya

alass



Open Plan

office spaces



Intercom

systems

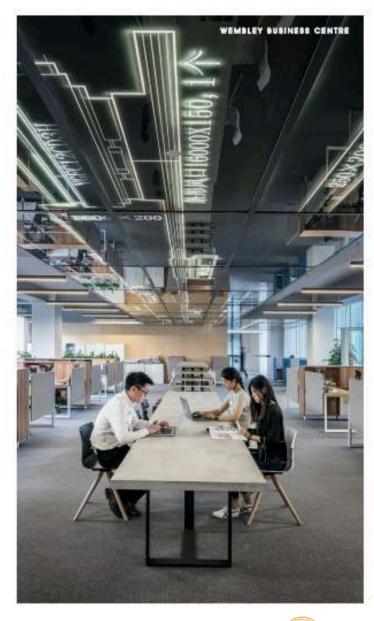


Fire

systems



**Energy Efficient** 





AMENITIES

## THE AMENITIES



8 Floors of open office space



Large Terraces on upper levels



Bicycle rocks



Car Charging



4 Large Floors of private pakring



Electrical Scooter



Disability Access throughout the building



Waste Management



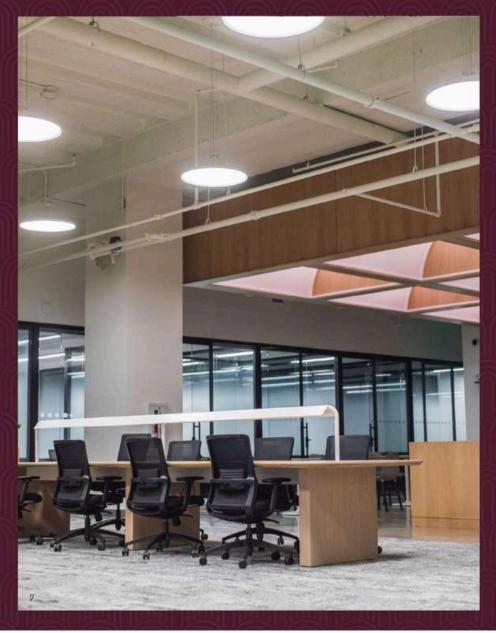
Highly Finished



Fibre Optic







## A SPACE FOR BUSINESSES THAT WANT TO BE ETCHED IN HISTORY







HISTORY.

## OPENING ITS DOORS FOR BUSINESS IN 1937

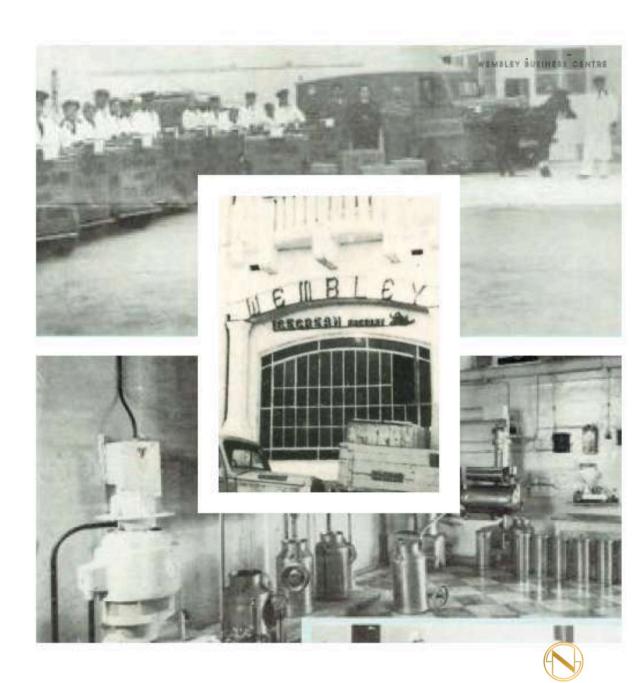
In 1937, Luke V. Gauci returned to Malta from England following years of studies that led him to build and open up the Wembley loe Cream Factory in Gzira. This led him to manufacture Malta's first "pasteurized, prepacked ice creams untouched by hand." It had started selling and distributing its products all over Malta using tricycles and donkey driven carts to the eventual introduction of refrigerated larries becoming one of Malta's longest legacies. Guido Bonello Ghio, a company director, eventually joined the factory in 1956 who together continued to build The Wembley Legacy.



#### THE WEMBLEY ICE CREAM FACTORY

#### A RESILIENT BUILDING

The factory was bombed and rebuilt twice during the 2nd World War. During this time, it was requisitioned by the Government and used as a 'Communal Feeding Department' serving food rations for survival. The factory was in operation for over 70 years and homed many other leading products apart from ice cream.





THE NEIGHBOURHOOD

FROM ITS NARROW STREETS AND RICH HISTORY TO ITS AZURE WATERS AND A VARIETY OF BEACHES Malta has positively attracted many individuals of all ages, backgrounds, and tastes. Particularly given that English is one of the two official languages of the islands. Gzira is a sea-side village, in the heart of the island that's close to both Malta's capital city, Valletta, as well as the business and nightlife hub of Sliema and St Julian's, the two neighbouring towns. Gzira is equipped with a variety of restaurants and coffee shops; supermarkets, petrol stations, and public green areas, making it an ideal destination for any business. Additionally, there are plenty of favourable housing options available in the area.



#### LOCATION & ATTRACTIONS

#### **PERFECTLY POSITIONED**

#### WITHIN WALKING DISTANCE



Supermarkets & Fitness Centres



Bars, Coffee Shops, Restaurants



Promenade, Seafront & Beach Concessions



Shopping Areas



Residential Accommodation



Banks & ATMS



Public Garden & Playground



Yacht Marina



Public Transport Network

#### SHORT DRIVING DISTANCE TO



Hospitals



Capital City Valletta



University of Malta

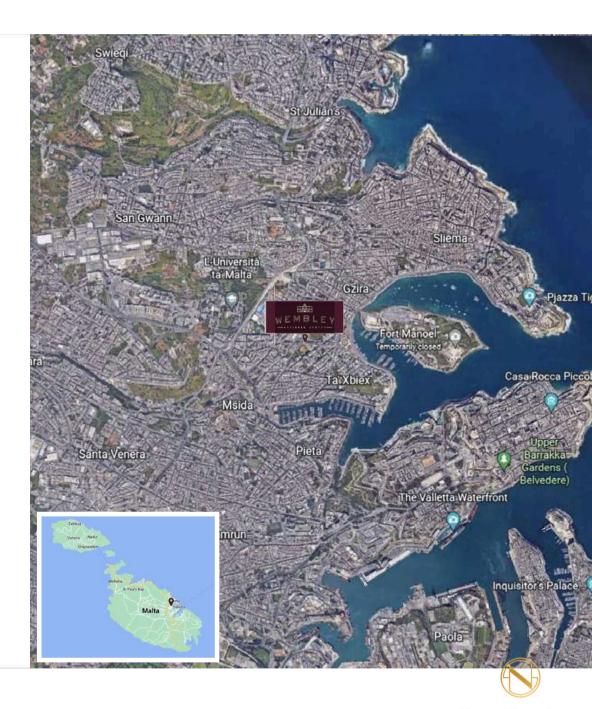


Airport



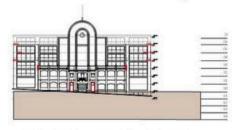
Several Private Schools





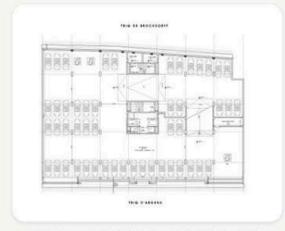
#### FLOORPLAN

#### PARKING LEVELS FLOOR LAYOUT (LEVEL B1 - B4)

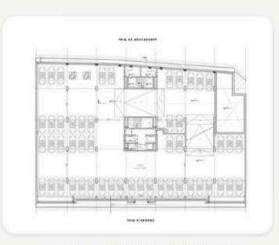


#### LARGE PRIVATE PARKING AREA:

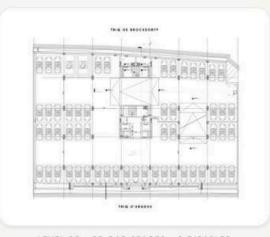
- ✓ OVER 200 CAR PARK SPACES
- ✓ ACCESS CONTROL
- ✓ WIDE RAMPS THROUGHOUT
- ✓ BICYCLE RACKS
- ✓ ELECTRICAL SCOOTER RACKS
- CAR CHARGING STATIONS
- ✓ WHEELCHAIR ACCESSIBLE



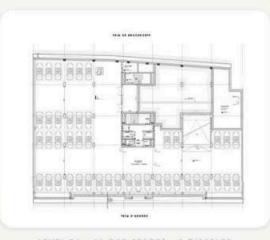
LEVEL B1 - 49 CAR SPACES - 2 DISABLED - 1 VAN



LEVEL B3 - 50 CAR SPACES - 2 DISABLED



LEVEL B2 - 55 CAR SPACES - 2 DISABLED



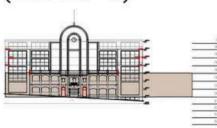
LEVEL B4 - 44 CAR SPACES - 1 DISABLED

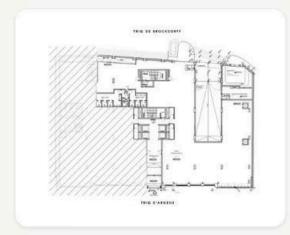


#### WEMBLEY BUSINESS CENTRE

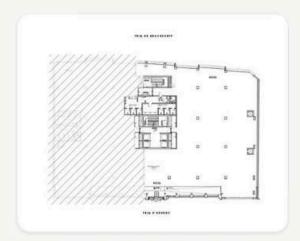
#### FLOORPLAN

## FLOOR LAYOUT (LEVEL 0 - 3)

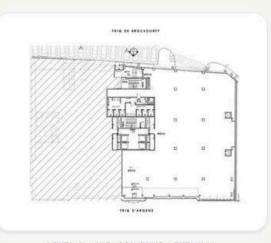




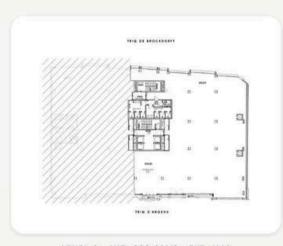
LEVEL 0 - INT: 746.70M2 - EXT: 18.38M2



LEVEL 2 - INT: 892.18M2 - EXT: 3.69M2



LEVEL 1 - INT: 921.31M2 - EXT: N/A

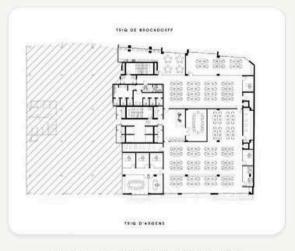


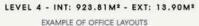
LEVEL 3 - INT: 930.91M2 - EXT: N/A

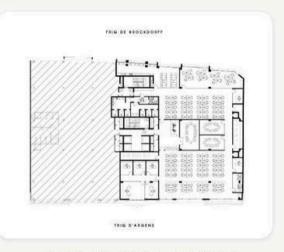


#### FLOORPLAN

# FLOOR LAYOUT (LEVEL 4 - 5)







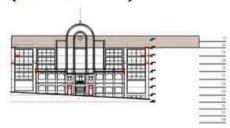
LEVEL 5 - INT: 923.63M2 - EXT: 10.71M2

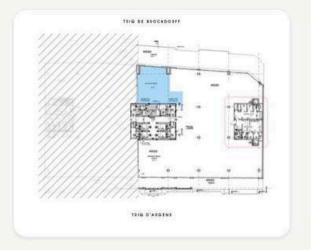
EXAMPLE OF OFFICE LAYOUTS



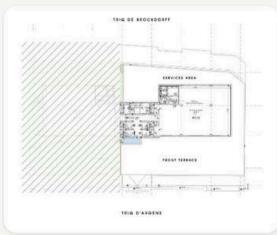
#### FLOORPLAN

## FLOOR LAYOUT (LEVEL 6 - 7)





LEVEL 6 - INT: 645.13M2 - EXT: 236.83M2

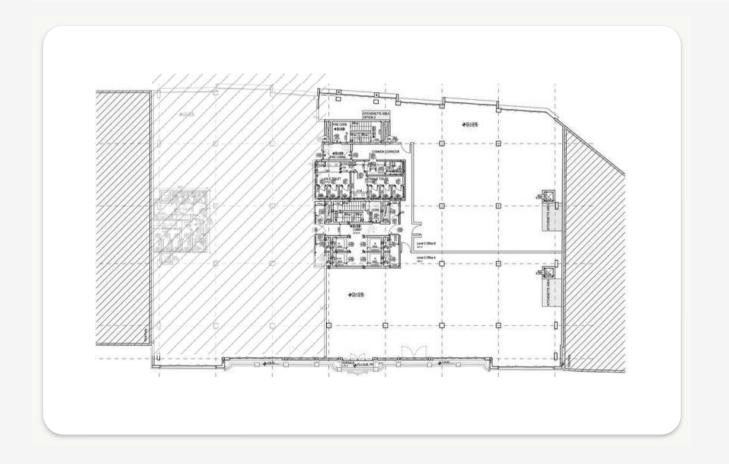


LEVEL 7 - INT: 225.00M2 - EXT: 300.00M2



#### FLEXIBILITY

### FLEXIBILITY FOR SMALLER UNITS BETWEEN 350M2 TO 550M2





| LEVEL | INTERNAL | EXTERNAL    | TOTAL |
|-------|----------|-------------|-------|
| 0     | 747      | 18          | 765   |
| 0     | 921      | 000         | 921   |
| 2     | 892      | 7. <b>4</b> | 896   |
| 3     | 931      | 2052        | 931   |
| 4     | 924      | 1 4         | 938   |
| 5     | 924      | 11          | 934   |
| 6     | 645      | 163         | 809   |
| 7     | 225      | 185         | 410   |
| TOTAL | 6,209    | 395         | 6,604 |



#### SPECIFICATIONS LIST

#### MAIN INFRASTRUCTURE

#### **NETWORK**

 Fibre Optic Cable between Utility Termination Room in Level -1 to Each Office

#### **SECURITY**

CCTV in Lift Lobbies and Reception

#### **GENERATOR**

Stand-by Generator Full Back-Up (100A)

#### **HVAC**

- · Air Conditioning in Reception Entrance Hall
- Extraction Ventilation in the Car Park Basement Levels

#### ACCESS CONTROL

- Video Hall Porter between Main Reception Door and Each Office
- Access Controlled Doors between Car Park Levels and Staircases, at Main Reception Door & at Secondary Staircase Main Door

#### LIGHTING

- Basement Car Park Levels, Staircases and Lift Lobbles Lighting Controlled with Movement Sensors
- Facade Lighting
- Emergency Lighting

#### FIRE SAFETY

- Addressable Automatic Fire Alarm System in all Common Areas including Car Park Levels
- Fire Suppression Sprinkler System in all Common Areas including Car Park Levels
- Hose Reel and Hand Held Fire Extinguishers
   Protection in Basement Car Park Levels

#### PASSENGER LIFTS

Four High Speed Passenger Lifts

#### LIGHTNING PROTECTION SYSTEM

Faraday Cage Enveloping Whole Building



#### SPECIFICATIONS LIST

#### OFFICE INFRASTRUCTURE

#### **POWER**

- Twin Socket Outlets in White Plastic with a density of 1/14m<sup>2</sup>
- Supply to HVAC Equipment

#### LIGHTING

- Grid Layout LED 60x60cm Panels providing a Lighting Level of 500 Lux controlled in groups with Movement Sensor
- Lighting in restrooms controlled via Movement Sensors
- Emergency Lighting

#### FIRE SAFETY

- Addressable Automatic Fire Alarm System Interfaced with Main Fire Alarm System
- Fire Suppression Sprinkler System
- One Hose Reel

#### **HVAC**

- VRF 2-Pipe Air Conditioning System consisting of Grid Layout Cassette Indoor Units o/w Wired Controls based on an occupancy density 1/12m2
- Mechanical Ventilation via Heat Recovery Units providing both Fresh Air and Extraction based on occupancy density of 1/12m2

#### **REST ROOMS**

- Highly Finished Cluster of Restrooms Dedicated to Each Office
- Provision of Domestic Cold Water to Wash-Hand Basins in Tollet Areas
- Provision of Mains Water Tap-Off at High-Level in the Vicinity of the Shaft
- Provision of Second Class Water to Water Closets

#### **OUTDOOR TERRACE**

 An Approximate Outdoor Terrace of 80m² at Level 7 is being provided for all our Tenants







