

FIRST CENTRAL
200
LONDON

FLEXIBLE GRADE A OFFICE SPACE AVAILABLE
FROM 5,113 SQ.FT UP TO 35,447 SQ.FT

HIGH QUALITY OFFICE ENVIRONMENT



First Central 200 provides West End quality office accommodation in a mixed and mature park environment with easy access to two tube lines.

Already home to Bechtel, Spaces and Life Residential, the building provides an exceptional opportunity to companies that want to provide staff with the very best of both worlds.

The building not only provides impressive landscaped grounds surrounding the building but also the newly refurbished reception provides an inviting environment for staff and clients alike.

Visitors are greeted at the circular reception desk, before moving on to relaxed seating areas or through the security barriers to the offices and meeting spaces beyond.

A sleek and stylish reception provides the perfect introduction, creating a sense of arrival to the building. The full height atrium provides excellent natural light, giving a feeling of space throughout the seven office floors.

Caffè Kix, the on site cafe, provides a relaxed and informal environment to suit clients and staff alike.

First Central 200 can accommodate a range of size requirements from 50 staff upwards. The landlord can provide fully fitted spaces on lettings from 5,000 sq ft upwards.

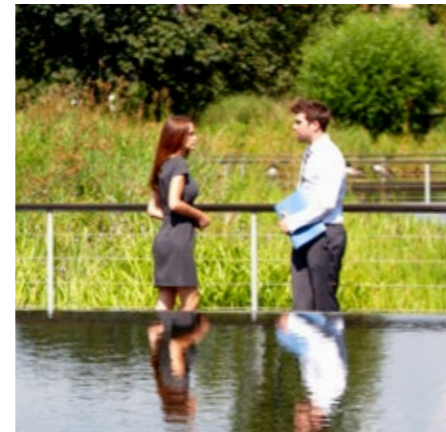


PART OF A REAL COMMUNITY

First Central 200 is surrounded by a network of occupiers and amenities, creating a great corporate community.



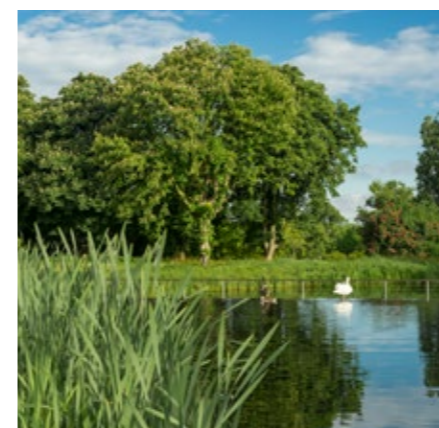
The local amenities provide everything your staff may require, including Nando's, Pizza Hut and Pure Gym. There is also a Tenpin bowling complex and Vue cinema over the road for after work socialising, and a Crowne Plaza London Hotel or the nearby Fox & Goose Hotel to accommodate potential clients.



Park Royal is changing fast. New hotels, new homes and new offices are being created, transforming it into a new mixed-use destination-of-choice for London. First Central 200 will sit at the centre of this exciting new mixed use destination.

The Park Plaza is now open, offering a full service menu. Customers can enjoy the cafe with outdoor terrace during the day and a bar throughout the evening.

In addition, a Hampton Hotel is set to be constructed on the park which will have a range of additional amenities.

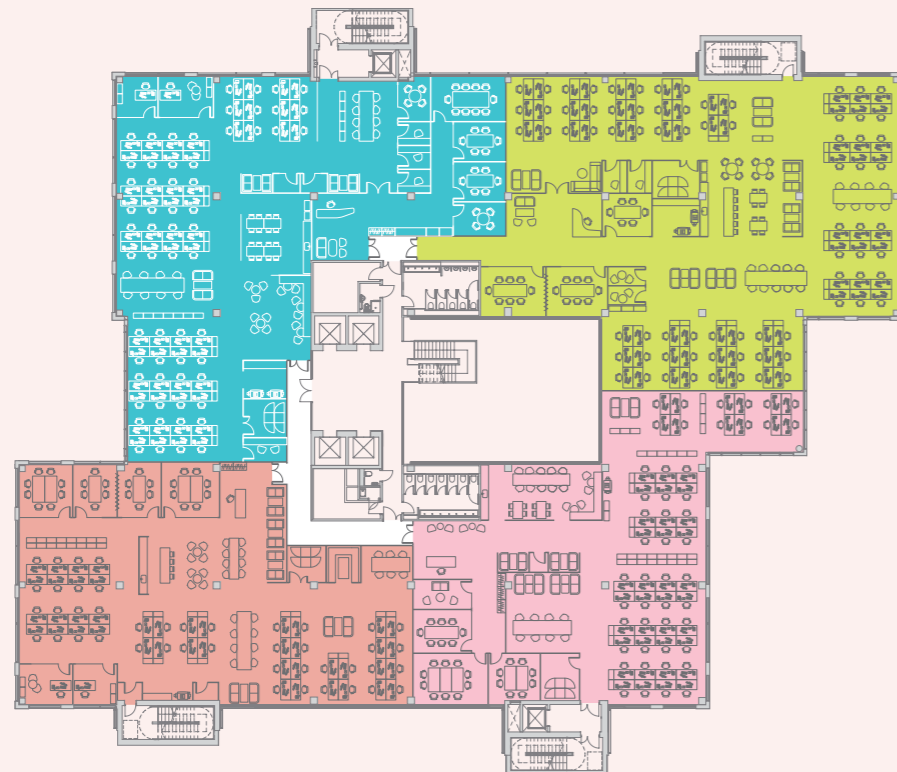
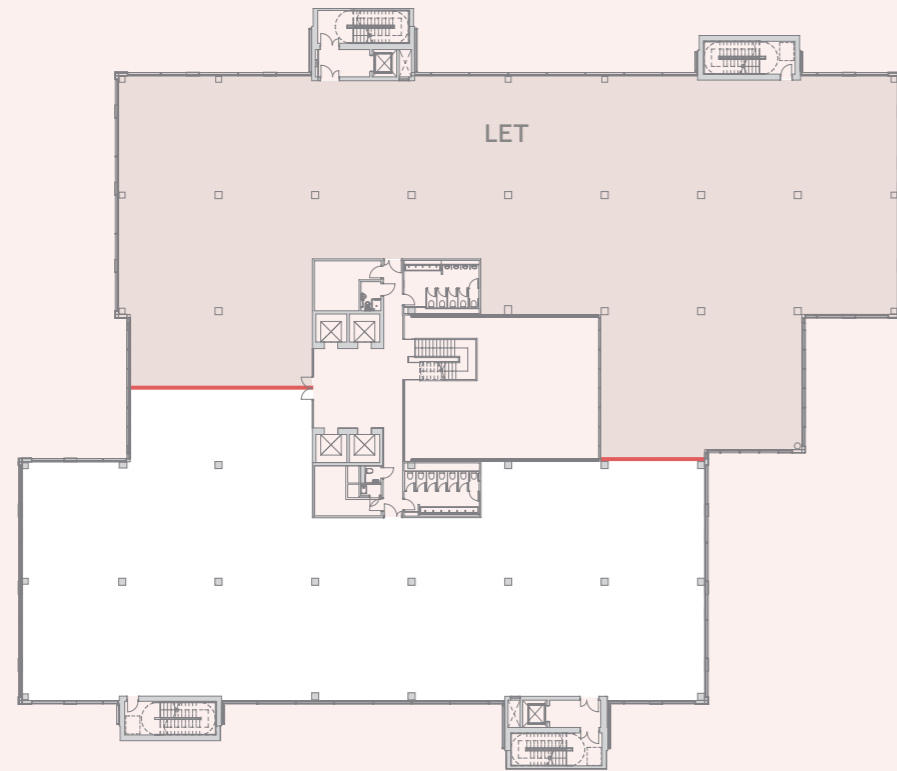


OFFICES THAT WORK

Natural light from all sides creates an ideal office environment.



LEVEL 5



LEVEL 4

Not to scale.
For indicative purposes only.

SUITE	A	B	C	D
Reception	1	1	1	1
Client Waiting Area	1	1	1	1
Open Plan	60	78	44	48
Agile / Hot Desk Space	8	8	8	8
Office (1 person)	1	—	2	—
Meeting Room (10 person)	1	—	—	1
Meeting Room (8 person)	—	1	2	2
Meeting Room (6 person)	2	2	2	—
Meeting Room (4 person)	2	—	—	1
Phone Booth	2	—	1	1
Quiet Room	—	4	—	—
Comms Room	1	1	1	1
Tea Point / Breakout Area	1	1	1	1
Copy Area	53	1	1	1
Total Occupancy	70	88	54	58



FLEXIBLE FLOOR

The level five floor plate is available as a single unit or can be divided into four suites

APPROXIMATE NET INTERNAL AREAS

LEVEL 6	LET TO SPACES	
LEVEL 5	10,650 SQ_FT	989 SQ_M
LEVEL 5	PART-LET TO LIFE RESIDENTIAL	
LEVEL 4	24,797 SQ_FT	2,304 SQ_M
SUITE A	6,600 SQ_FT	613 SQ_M
SUITE B	7,195 SQ_FT	668 SQ_M
SUITE C	5,355 SQ_FT	497 SQ_M
SUITE D	5,113 SQ_FT	475 SQ_M
LEVEL G - 3	LET TO BECHTEL	
BASEMENT 76 CAR PARKING SPACES		

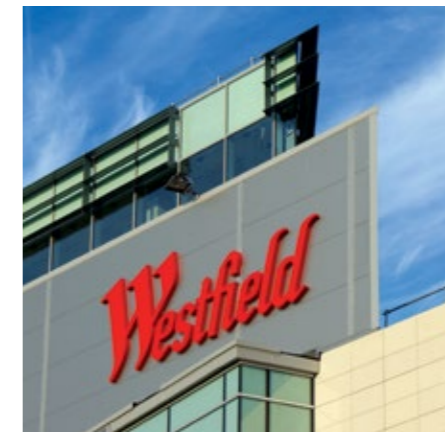
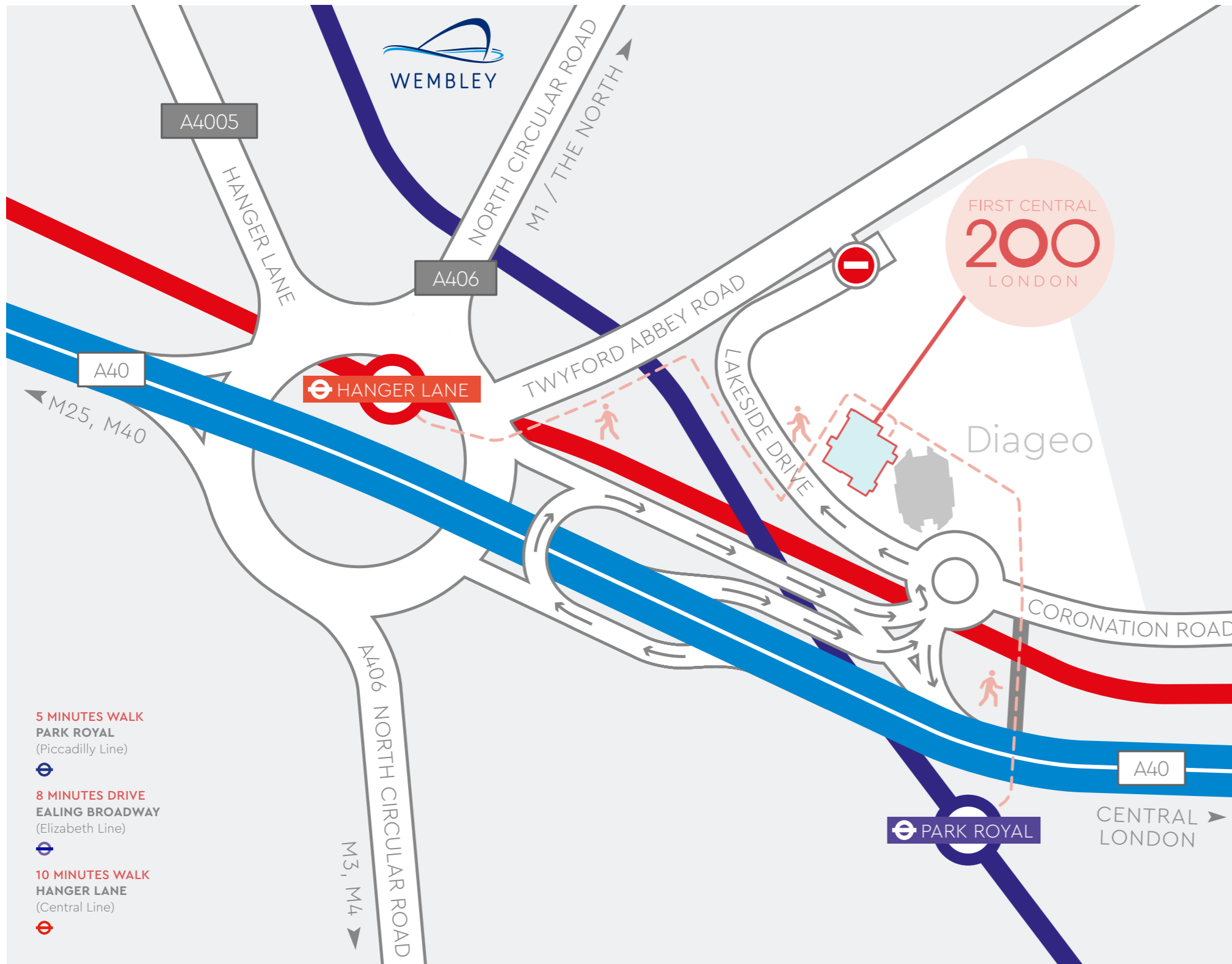
A TASTE OF THINGS TO COME



CGIs of sample fitouts, for indicative purposes only.

HEATHROW & THE WEST END ON THE DOORSTEP

First Central 200's location is excellent on the direct arterial trunk road (A40) into the city centre. Connections could not be quicker or easier.



The A40 Western Avenue leads directly to the M25 and M40 motorways. Oxford and Birmingham (both via the M40) are around 1 hour and 2 hours' drive respectively.

The North Circular Road at Hanger Lane also connects the building to the M1 and the north. Heathrow Airport with its 170+ destinations, can be reached in less than 30 minutes, to the west.

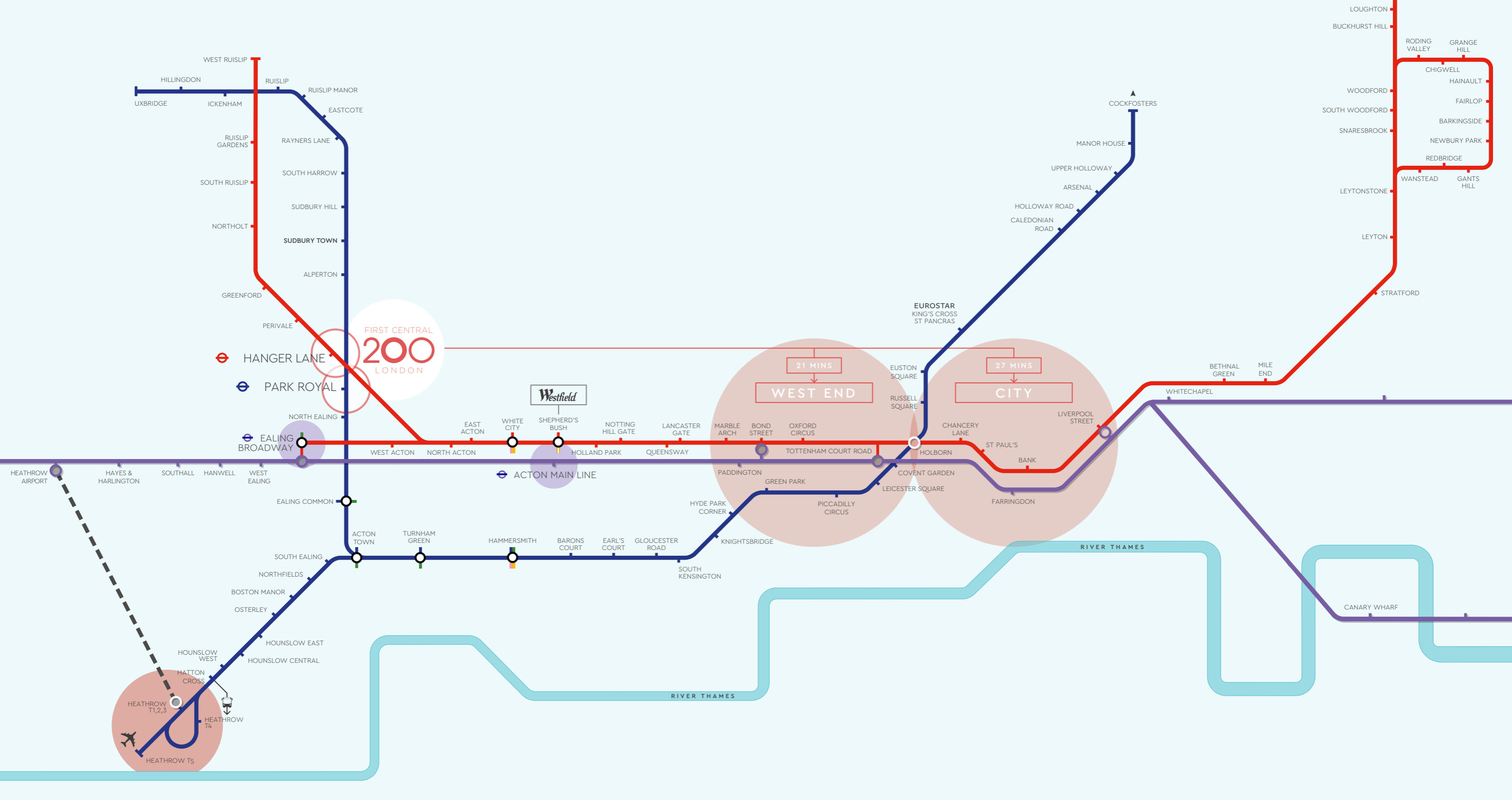
A 25 minute drive will take you into the City, and to St Pancras International railway station with Eurostar trains to Paris, Brussels and mainland Europe.

Westfield London, one of the Capital's best shopping venues, is less than 15 minutes away by bus, car or tube. Brent Cross and Ealing are also easily accessible.

The national football stadium at Wembley can be seen across the treetops, and for more day-to-day visits, Sainsbury's and Asda superstores are both nearby.

As neighbours Diageo and Bechtel have found, two tube stations on the doorstep means staff access is second-to-none.

THIS IS A REALLY GREAT PLACE TO WORK.



Excellent public transport provision is great for employees and sustainability.

All parts of Central London can be easily reached by tube on either of the two lines that serve the building (Central and Piccadilly) making First Central 200 hardwired into the very heart of the city's transport network.

Hanger Lane to Bond Street via the Central line is 21 minutes, while Park Royal to Green Park via the Piccadilly line is just 27 minutes. Both stations are only a few minutes walk from the building.

In addition, Crossrail will be a future benefit - available from 2018 at Acton Town station, providing access to Bond Street in 12 minutes. The building is also easily accessible to Westfield.

CONNECTIONS

- CENTRAL
- PICCADILLY
- ELIZABETH LINE (OPENS 2018)

INTERCHANGES

- DISTRICT
- CIRCLE
- HAMMERSMITH & CITY
- OVERGROUND

A FIRST CLASS SPECIFICATION

First Central 200 is a unique HQ office building with accommodation arranged over ground and six upper floors, totalling 162,000 sq ft. After the successful lettings to Life Residential, Bechtel and Spaces, only 1 1/2 floors remain available. We are offering space from 5,000 sq ft upwards.



- Flexible floor plates
- Shower and locker facilities
- Male, female and disabled WCs on each floor
- EPC C (68)
- BREEAM rating 'Very Good'
- Wired Score Silver
- Four-pipe fan coil air conditioning
- Full height central atrium
- Wi-Fi access in reception
- Concierge receptionist
- On-site Caffè Kix
- Caged bicycle racks
- Ground floor cafe pod
- CCTV and 24-hour security
- 4 x 13-person passenger lifts
- Dedicated goods lifts
- 150mm fully accessible raised floors
- Metal suspended ceilings
- LG7 compliant lighting
- 1.5m planning module
- 2.75m clear floor to ceiling height
- On-site building management

Energy Performance Certificate is available to download from firstcentral200.com



FIRSTCENTRAL200.COM

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