





BELMONT

Belmont provides 129,586 sq ft of premium town centre office space, available as a whole, on a floor by floor basis or in separate suites. Arranged around a sky-lit atrium, each floor delivers flexible and energy efficient accommodation. Access to private gardens and roof terraces provides plenty of outdoor space for informal meetings and client entertainment.

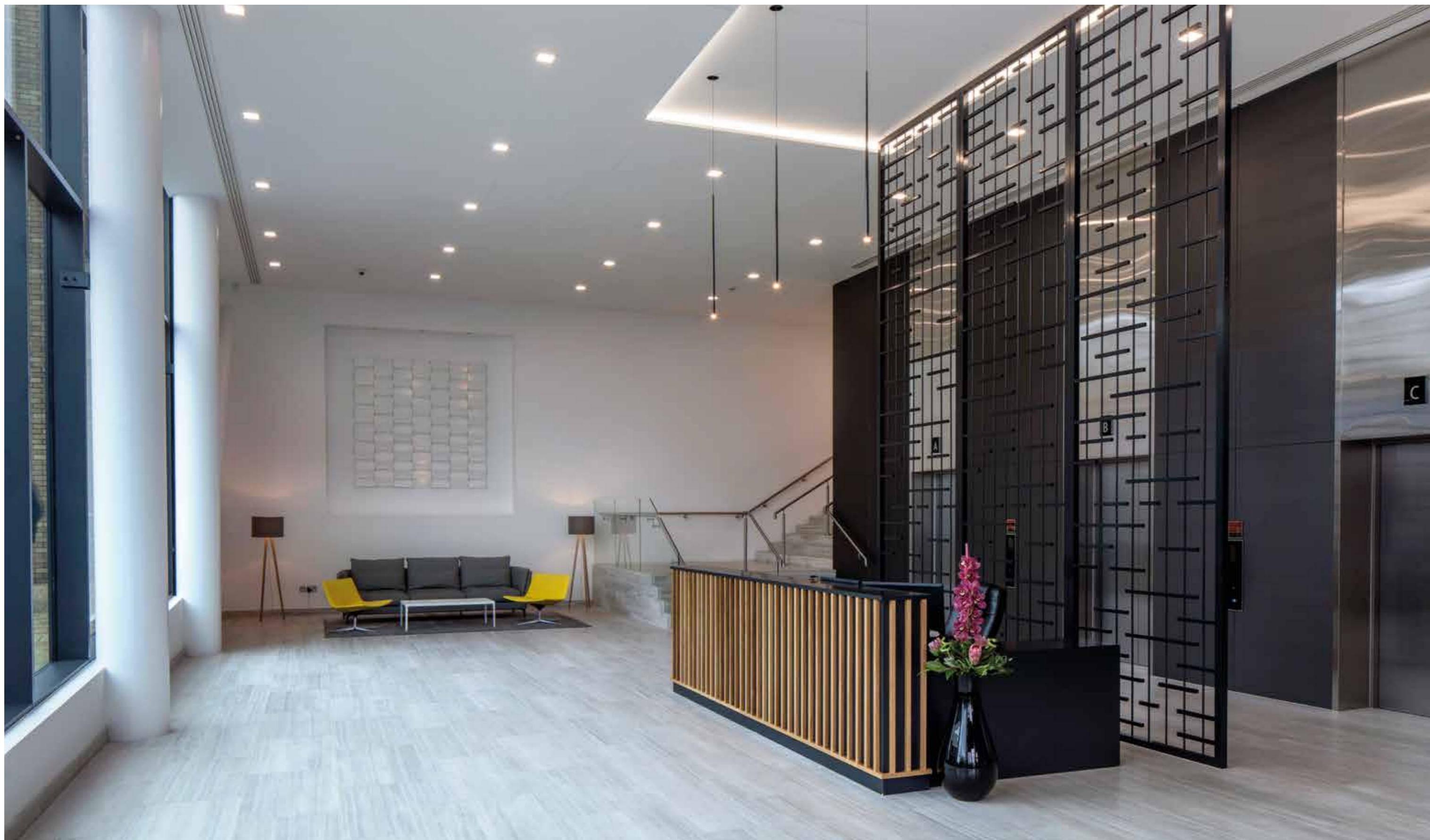
Possessing superb travel links, Uxbridge is home to some of the world's leading global brands, and Belmont offers businesses the finest office space within a brilliantly connected location.

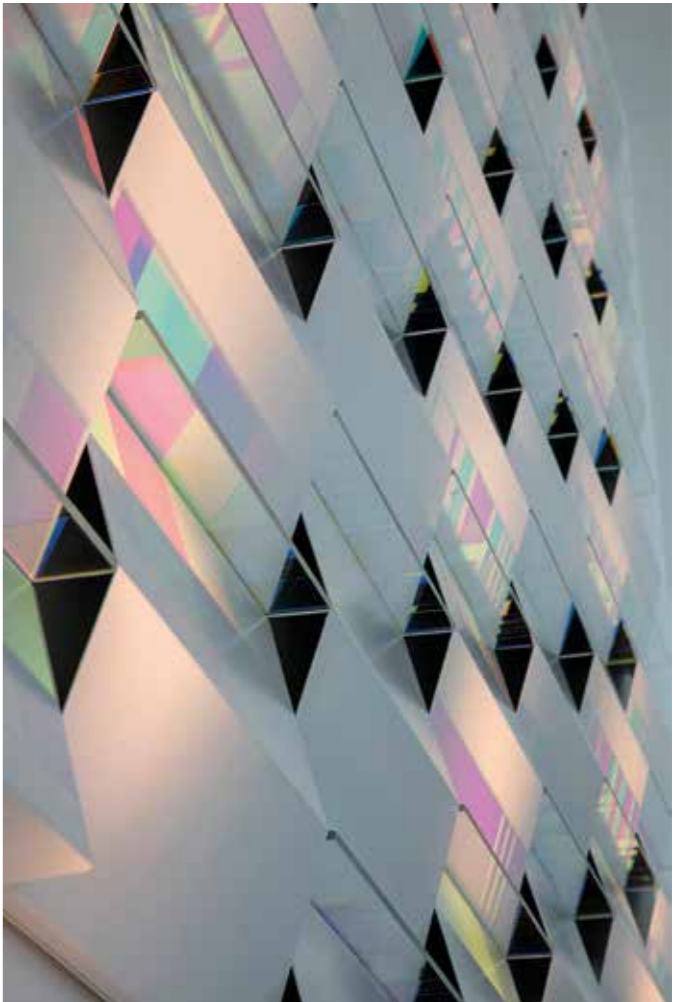
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Belmont is a premium headquarters office in the heart of Uxbridge. Extensive use of glazing and brickwork create the sleek lines of a contemporary design.

High quality finishes and artwork create an impressive introduction to the building.





The central atrium floods the large floor plates with natural light and creates an impressive space at ground floor level.





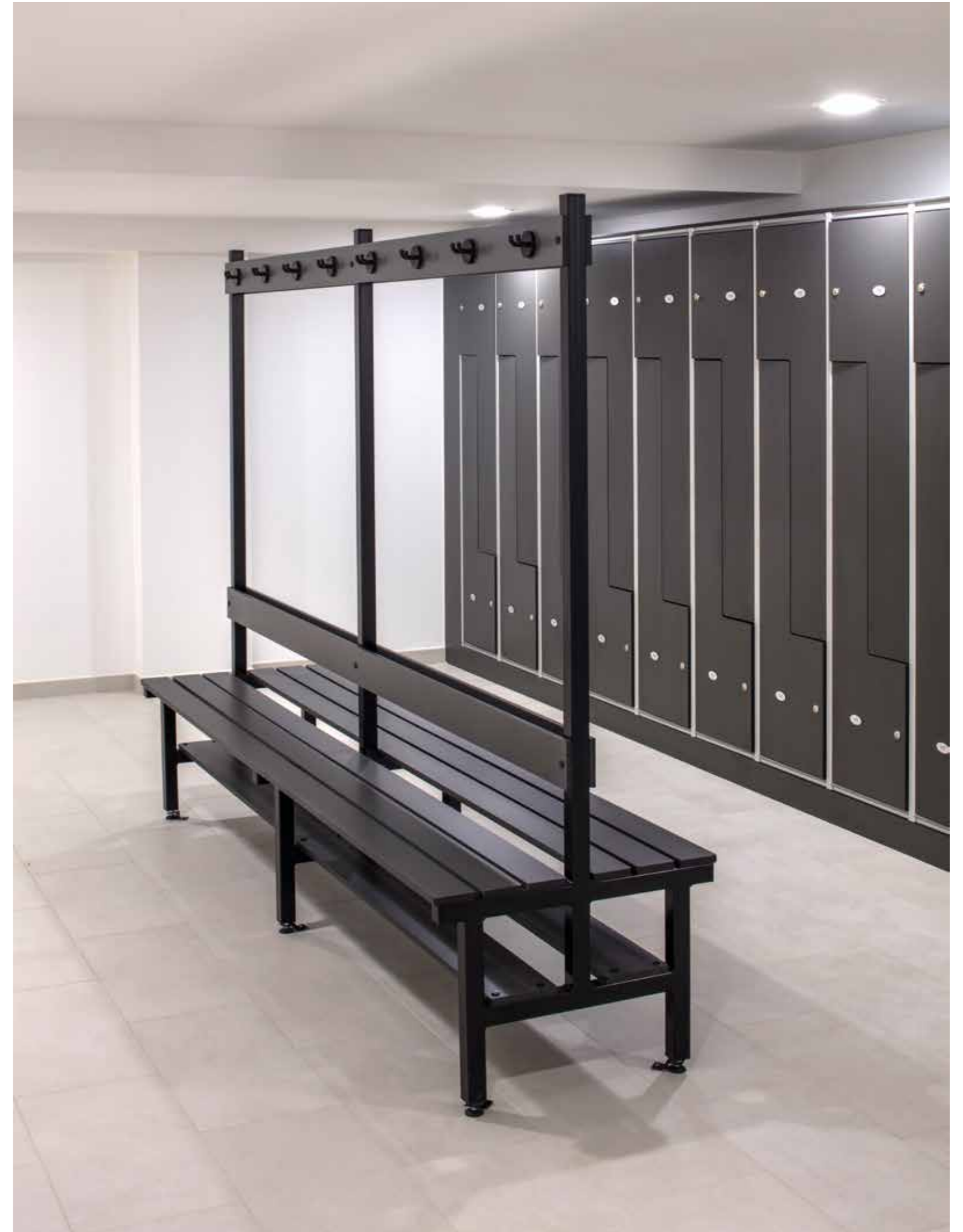
Belmont offers some of the largest floor plates of any office in the Thames Valley.

Floor to ceiling windows create a wonderful sense of open space.





Stylish new showers and changing room facilities, with secure cycle storage and electric car charging points.





Two roof terraces offer outstanding views and great spaces for staff or client entertaining. There is also a terrace on the ground floor.





Access to landscaped gardens and three terraces allows for a tranquil escape and valued time in an outdoor setting, conveniently located right on your doorstep.

LITAN & PICO

UXBRIDGE

THE PERFECT
LOCATION



Clockwise from top left:
 Five Guys
 Wagamama
 Intu Shopping Centre
 Nonna Rosa

- | | | |
|---|---|--|
| <p>Bars and restaurants</p> <ul style="list-style-type: none"> 01. Ask Italian 02. Bar Italia 03. Bella Italia 04. Chutneys 05. Crown and Treaty 06. Five Guys 07. Subway 08. Nandos 09. Nonna Rosa III 10. Pizza Express 11. Pizza Hut 12. Prezzo 13. Red Iron Burgers 14. Slug & Lettuce 15. Swan & Bottle 16. Tai Pan 17. The Dolphin 18. The Metropolitan 19. The Queens Head 20. The Raj 21. The Three Tuns 22. Zizzi's | <p>Cafes</p> <ul style="list-style-type: none"> 23. Wenzels 24. Caffè Nero 25. Costa Coffee (2) 26. Creams Cafe 27. Harris & Hoole 28. M&S Cafe 29. Starbucks <p>Shopping</p> <ul style="list-style-type: none"> 30. Intu 31. The High Street 32. The Pavilions | <p>Recreation</p> <ul style="list-style-type: none"> 33. Active4Less 34. Tru Gym 35. Fasnidge Park 36. Hillingdon Sport & Leisure 37. Rockingham Recreation Ground 38. Rush Fitness Club 39. Uxbridge Common 40. Uxbridge Sports Club 41. Friends Garden |
|---|---|--|



Clockwise from top left:
Bella Italia
High Street
Harris & Hoole
Windsor Street
Repertoire
Uxbridge underground station





COCA COLA



GENERAL MILLS

UXBRIDGE UNDERGROUND STATION

HERTZ EUROPE

INTU SHOPPING CENTRE

MANPOWER

PAVILIONS SHOPPING CENTRE

UXBRIDGE HIGH STREET

HERBALIFE & PWC

NEXEN

REGUS

CISCO

PIZZA EXPRESS

XEROX

PAREXEL

AT THE HEART OF IT ALL

Belmont is located adjacent to Uxbridge underground station which is served by the Metropolitan and Piccadilly lines. Connecting directly to the heart of London in under 45 minutes as well as providing easy links to Eurostar at Kings Cross St. Pancras and other mainline stations.

All buses run from the adjacent bus station providing access to Heathrow and the surrounding area.

Belmont is just 2 miles from junction 1 of the M40 and 3.5 miles from the M25, giving excellent access to the national motorway network.

Heathrow Airport is a mere 6 miles away and can be reached by car in around 16 minutes or 22 minutes by bus.



UXBRIDGE UNDERGROUND & BUS STATION

1

MINUTE BY FOOT



M40 / M25

6

MINUTES BY CAR



M4 / M25

15

MINUTES BY CAR



HEATHROW AIRPORT

16

MINUTES BY CAR

CENTRAL LONDON

35

MINUTES BY CAR

KINGS CROSS

44

MINUTES BY TUBE



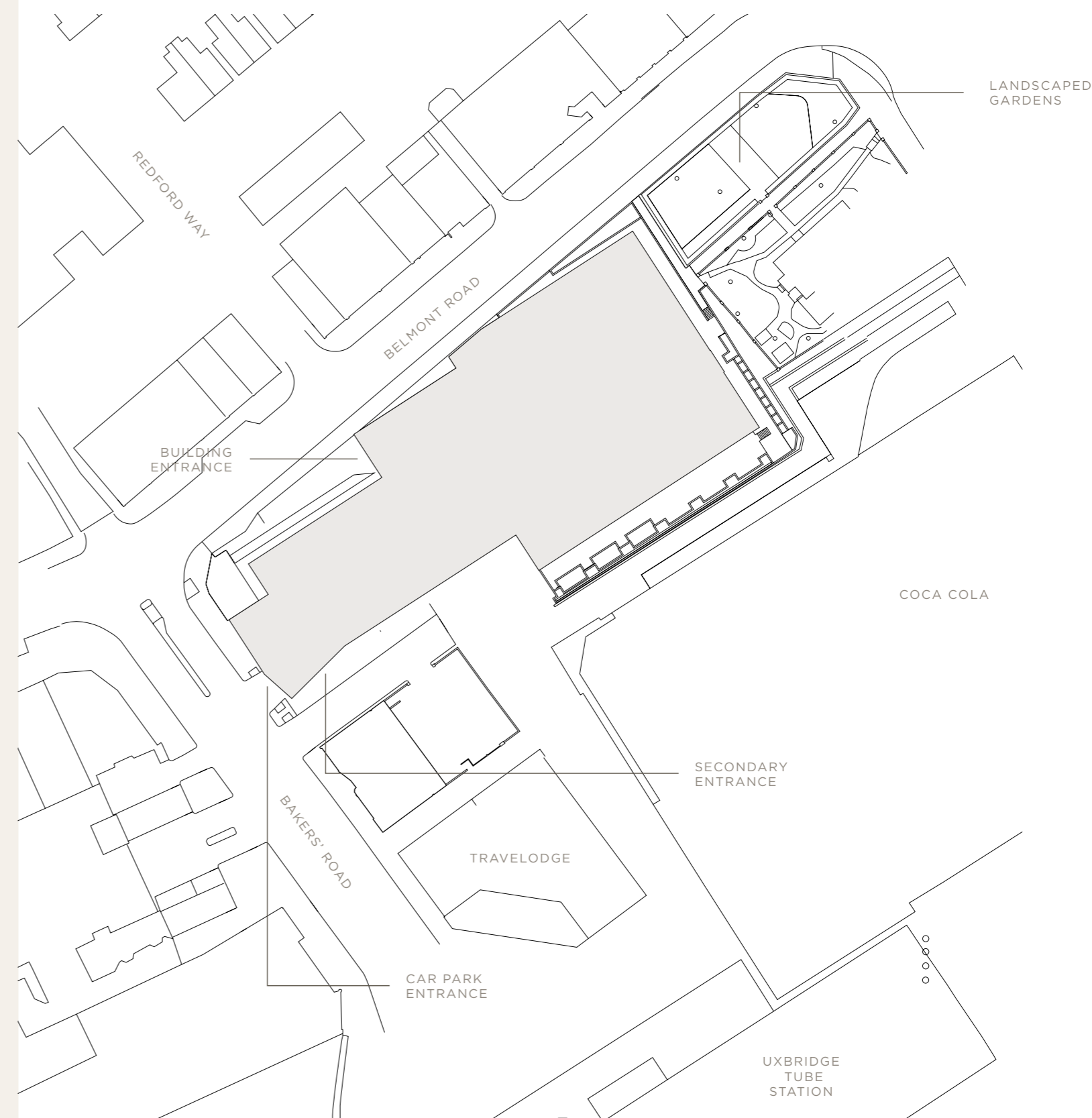


SITE PLAN

SCHEDULE OF AREAS

Fourth Floor	16,584 sq ft	1,540 sq m
Third Floor	LET	LET
Second Floor	26,950 sq ft	2,504 sq m
First Floor	26,952 sq ft	2,504 sq m
Ground 23,000 sq ft let		
Ground (remaining)	2,355 sq ft	221 sq m
Street Level	5,245 sq ft	487 sq m
Reception	1,958 sq ft	181 sq m
TOTAL	129,586 sq ft	12,039 sq m
Car Parking	170 parking spaces	1:751 sq ft*

Approximate IPMS3 areas
*Excluding reception area



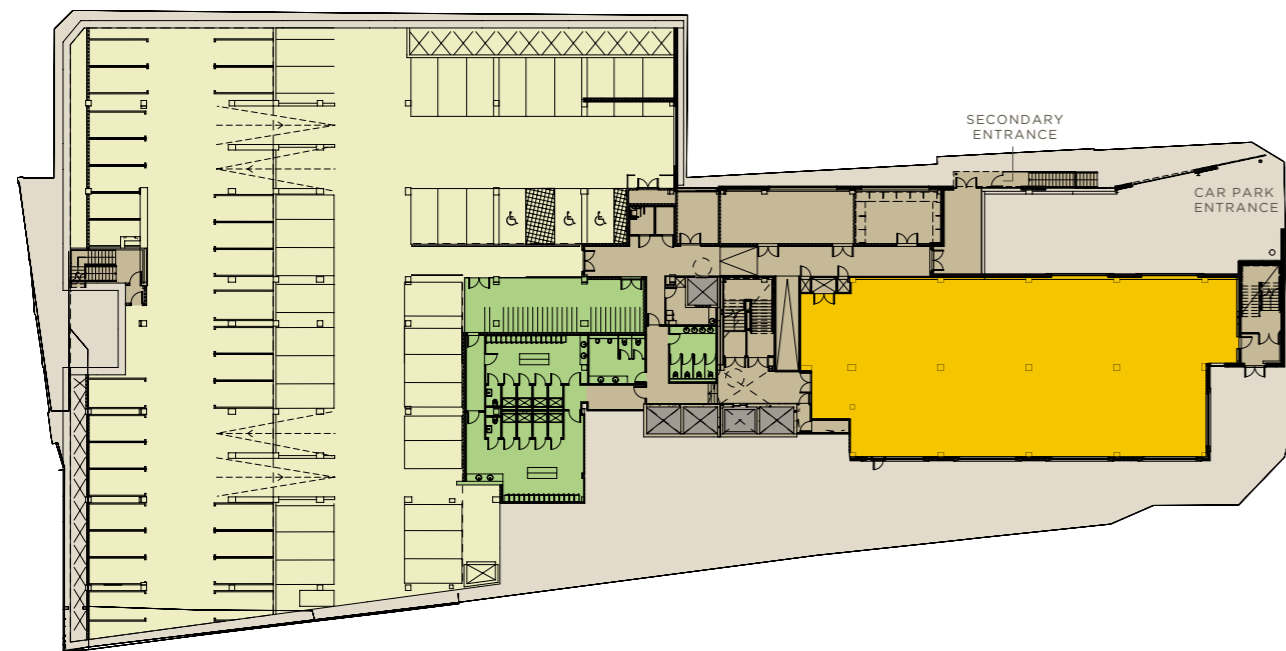
Site plan not to scale - for indicative purposes only

- OFFICE SPACE AVAILABLE
- PARKING
- CYCLE FACILITIES
- TERRACE
- CORE
- LIFTS



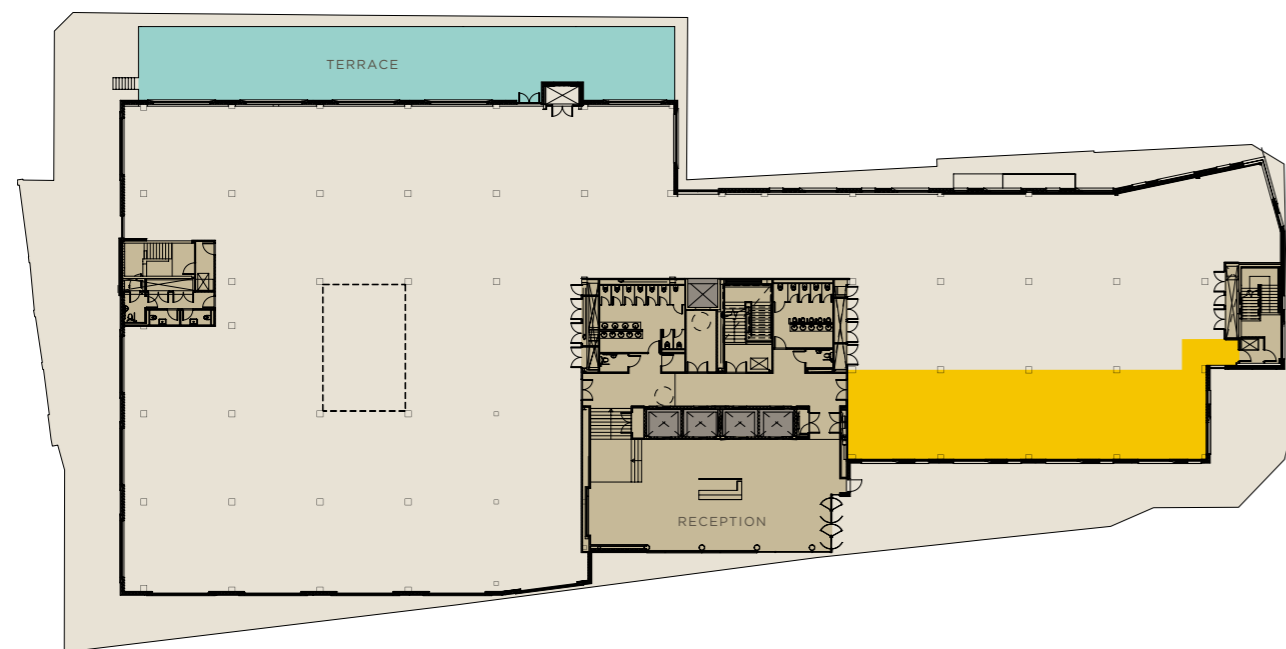
STREET LEVEL

5,245 sq ft (487 sq m)



GROUND FLOOR

23,000 sq ft of the ground floor let. 2,355 sq ft (221 sq m) remains

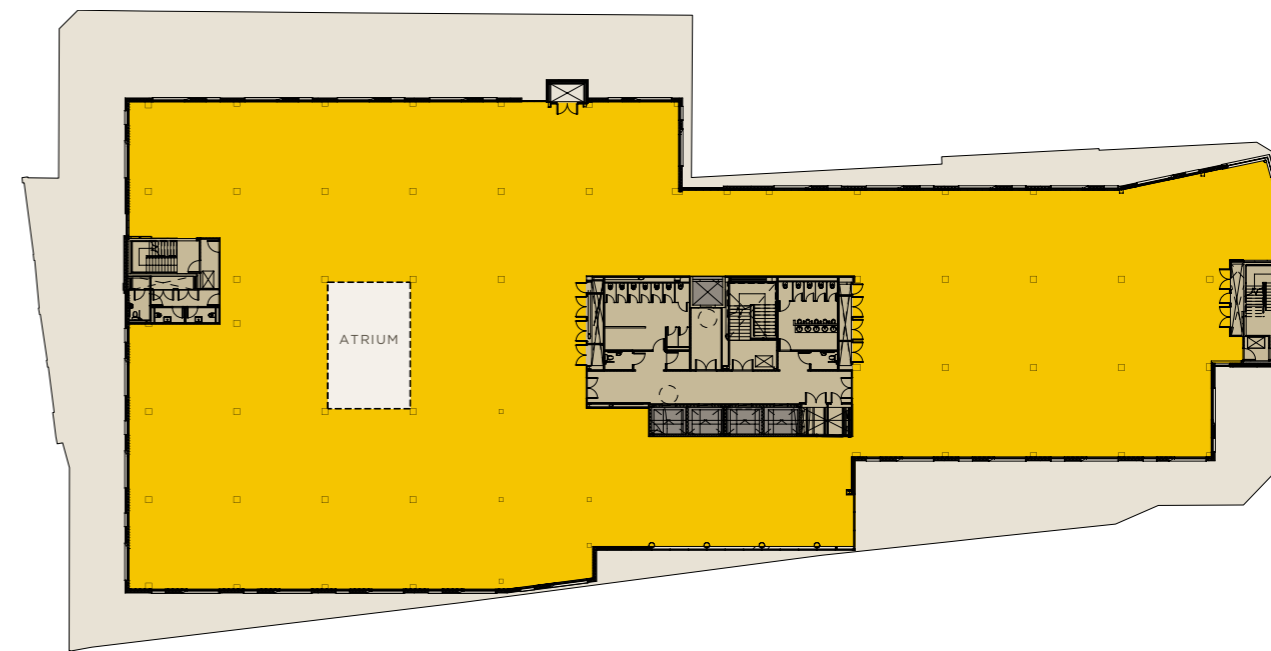


- OFFICE SPACE AVAILABLE
- CORE
- LIFTS



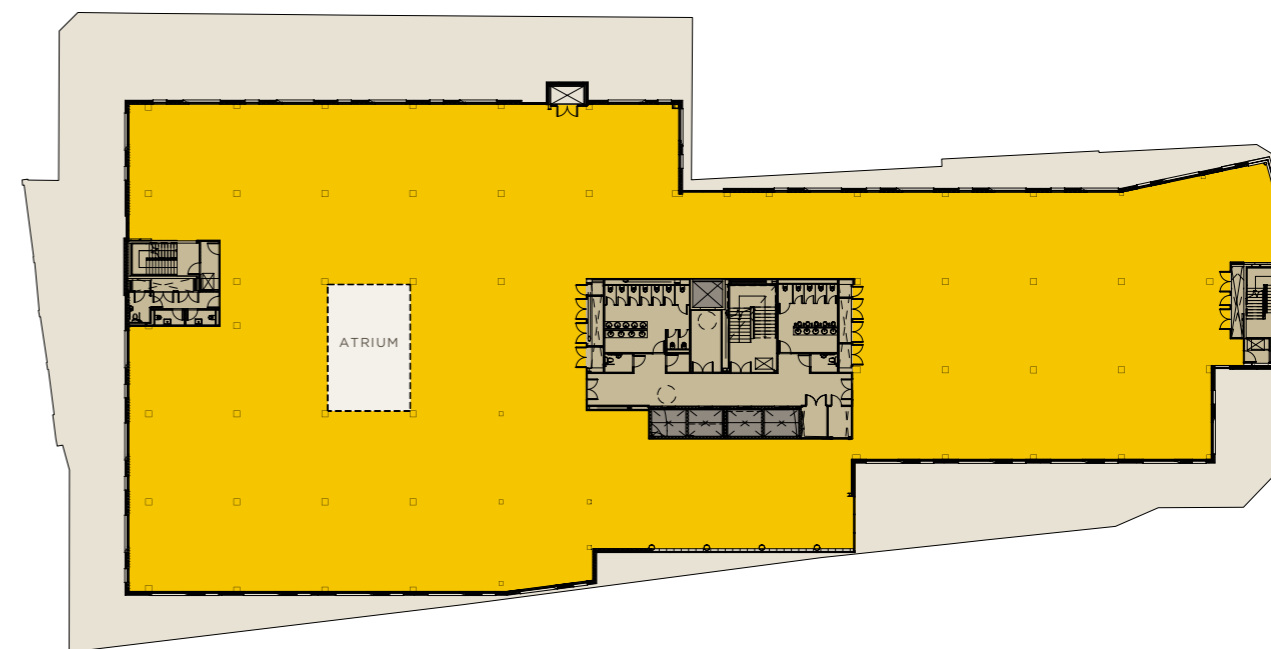
FIRST FLOOR

26,952 sq ft (2,504 sq m)



SECOND FLOOR

26,950 sq ft (2,504 sq m)

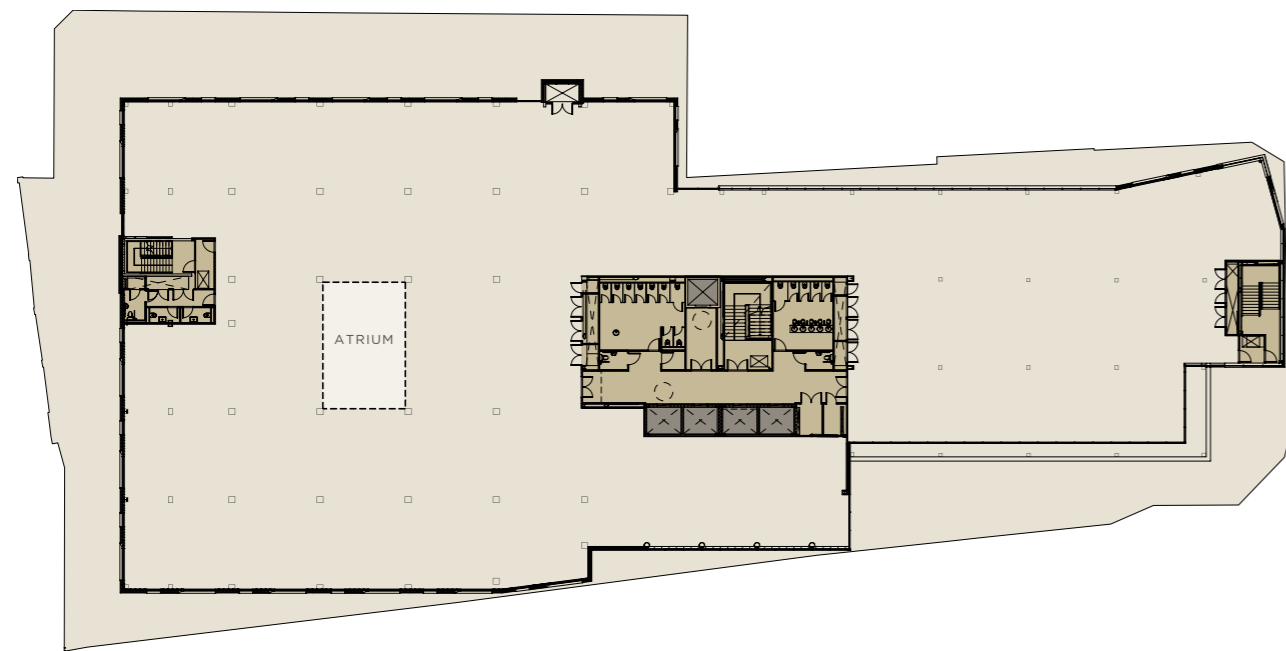


- OFFICE SPACE AVAILABLE
- ROOF TERRACE
- PLANT
- CORE
- LIFTS



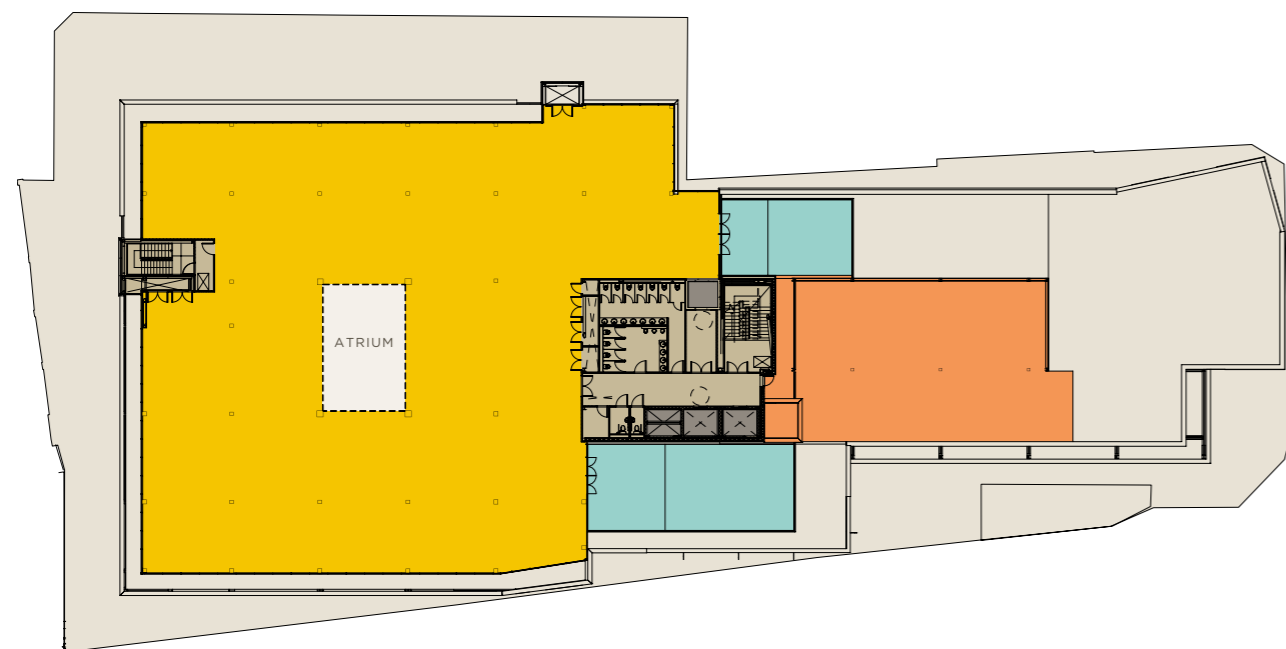
THIRD FLOOR

LET



FOURTH FLOOR

16,584 sq ft (1,540 sq m)



- EAST WING
- WEST WING
- LET



VERTICAL SUBDIVISION



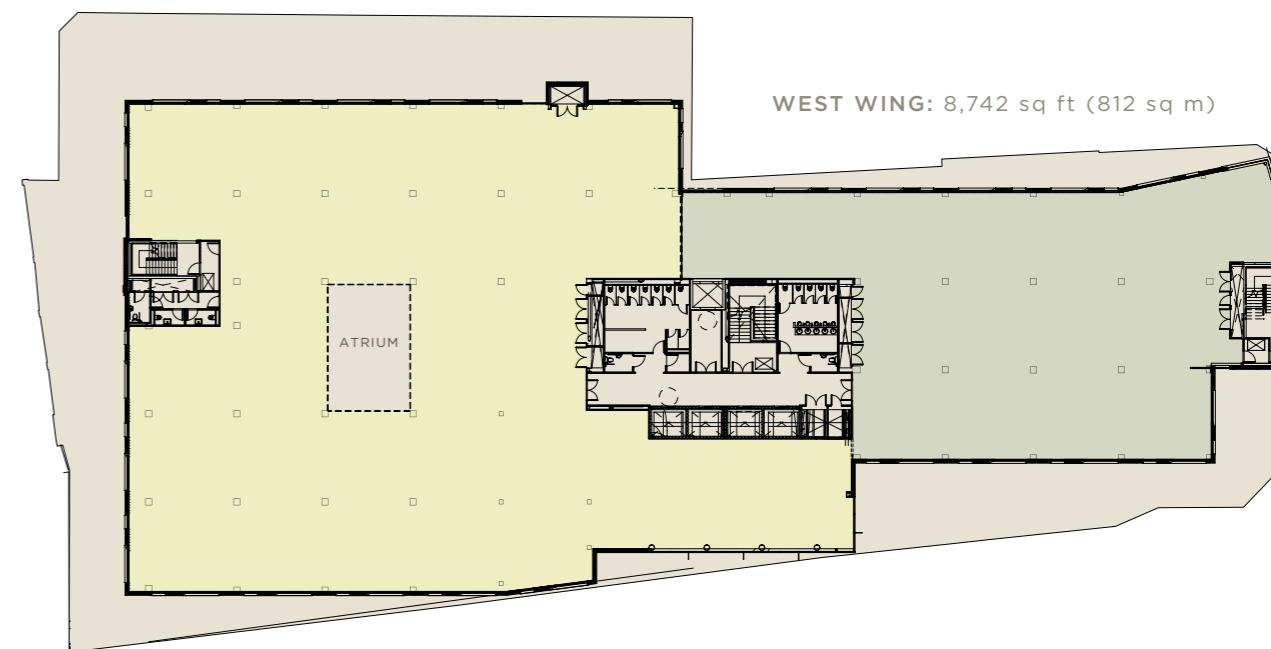
EAST WING TOTAL FLOOR AREA:
87,864 sq ft (8,162 sqm)

WEST WING TOTAL FLOOR AREA:
39,764 sq ft (3,694 sqm)

TYPICAL FLOOR SUBDIVISION

EAST WING: 18,208 sq ft (1,692 sq m)

WEST WING: 8,742 sq ft (812 sq m)



OUTLINE SPECIFICATION

Occupancy
1 person per 8m²

Floor Heights
2.75m

Raised Floor
150mm

Lifts
4 x 24 person and 1 x goods lift

Mechanical Services
4 pipe fan coil system, providing 1.5 l/s
of fresh air per sq m

Lighting
Recessed LED lighting, 400 lux and
daylight dimming

Communications
Diverse entry points, BT already in the
building and major providers available
(Virgin, Vodafone, Verizon)

Parking
170 car parking spaces (1:751 sq ft), 20
of which are electric car charging points
58 cycle spaces and lockers

Showers and Changing
4 male, 4 female and 1 accessible
shower room

ENVIRONMENTAL SPECIFICATION

- BREEAM Excellent
- EPC B
- 50m² solar panels
- 200m² of photovoltaic cells
- 300m² of sedum roof
- Landscaped terraces and gardens



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SAT NAV REF: UB8 1HE

ALL ENQUIRIES



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A DEVELOPMENT BY



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