

SLOUGH | 210
BATH ROAD
CENTRAL

119,805 SQ FT
NEW OFFICE DEVELOPMENT

LANDMARK LOCATION

THE PERFECT PLATFORM FOR YOUR BRAND.

Highly visible from the A4 Bath Road, the proposed building offers an outstanding branding opportunity.

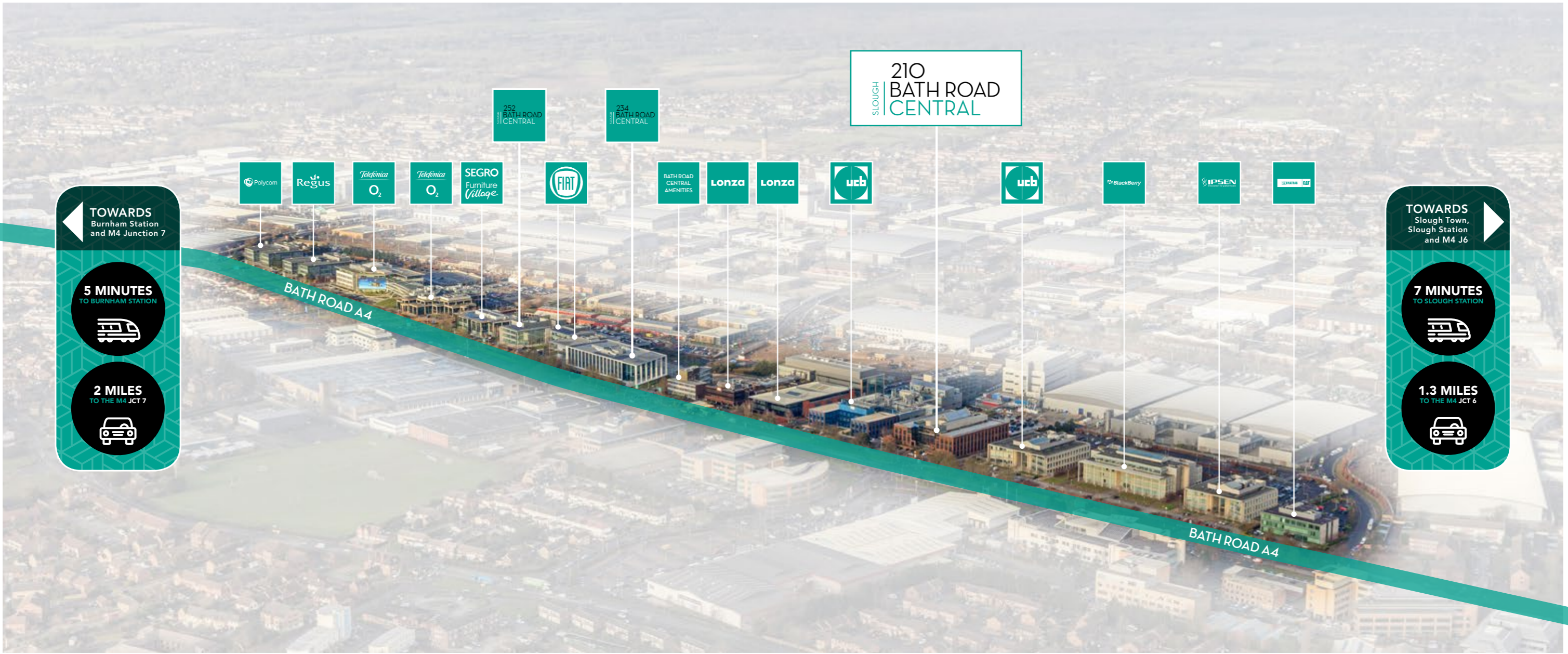
This is a prominent landmark location on the Bath Road, which is widely recognised as home to one of the UK's strongest clusters of international HQ buildings.

The proposed designs are fully flexible offering the occupier an extremely rare opportunity to have day one input to design a building that suit their future operational requirements.

The Grade A specification will incorporate the latest energy saving technology, with a target EPC of B and a BREEAM rating of Very Good/Excellent.



BATH ROAD CENTRAL



TOWARDS
Burnham Station
and M4 Junction 7

5 MINUTES
TO BURNHAM STATION

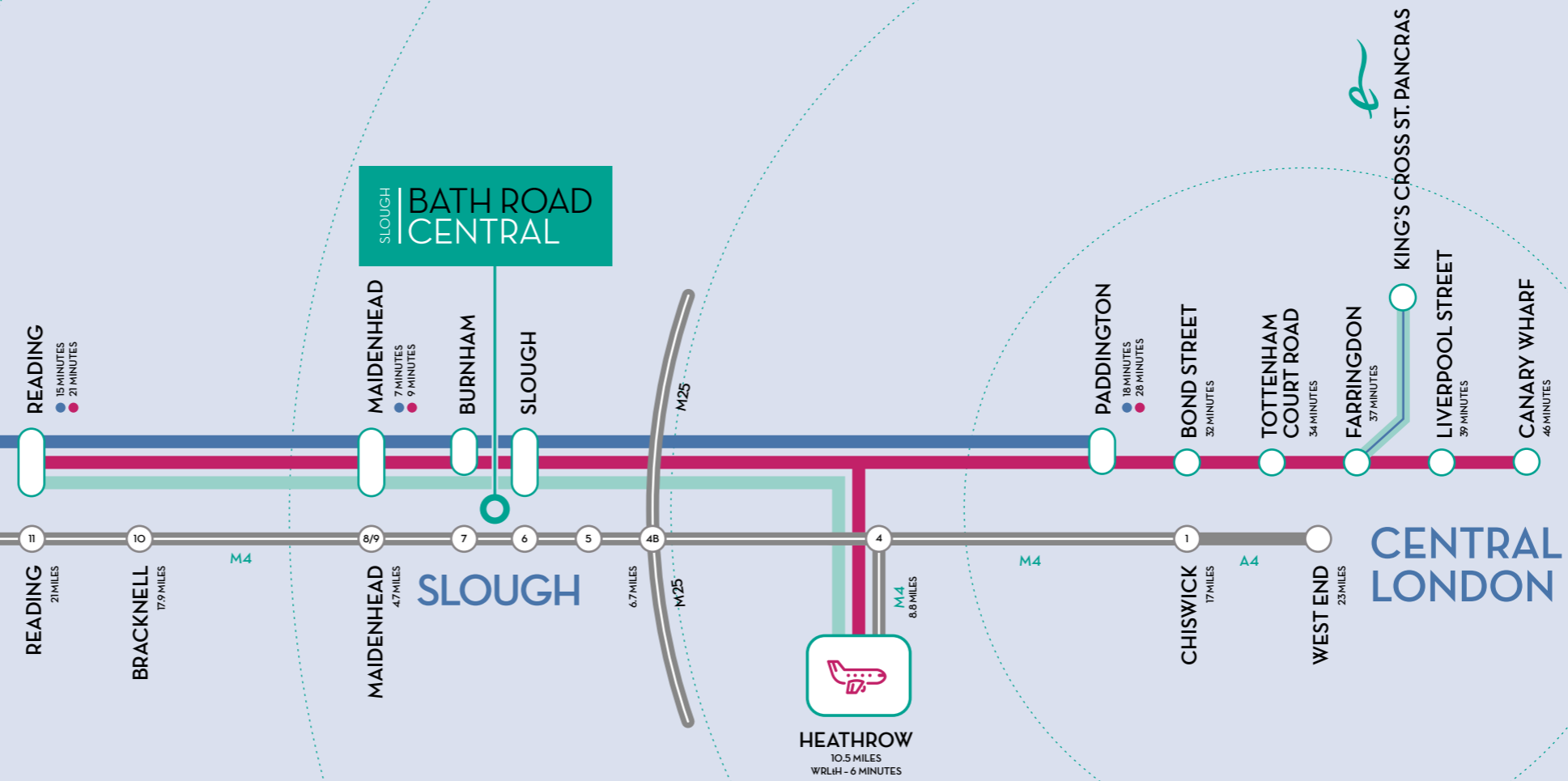
2 MILES
TO THE M4 JCT 7

TOWARDS
Slough Town,
Slough Station
and M4 J6

7 MINUTES
TO SLOUGH STATION

1.3 MILES
TO THE M4 JCT 6

GETTING EVERYWHERE



SOURCE: NATIONAL RAIL, TFL & GOOGLE MAPS

- SAT NAV: SL14EE
- MOTORWAY
- WRLH* (Western Rail Link to Heathrow)
- MAINLINE
- CROSSRAIL
- THAMESLINK

A UNIQUE COMBINATION OF INTEGRATED TRANSPORT OPTIONS WITH CENTRAL LONDON AND HEATHROW BOTH LESS THAN 20 MINUTES AWAY.



BY TRAIN

By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes

THE PROPOSED 'WRLH' (WESTERN RAIL LINK TO HEATHROW) IS DUE TO REDUCE TRAVEL TIMES TO HEATHROW TO JUST SIX MINUTES. RUNNING 4 TIMES AN HOUR



CROSSRAIL

Crossrail will provide direct train routes from Slough to Bond Street in 32 minutes and Heathrow Airport in 23 minutes



BY CAR

Located on the M4 motorway, with fast and direct access to the M40 and the M25

BOTH JUNCTIONS 6 AND 7 OF THE M4 ARE ONLY FIVE MINUTES AWAY. THE M25 MOTORWAY IS LESS THAN SEVEN MILES AWAY



BY BUS

A bespoke shuttle bus service (SMaRT) is currently under construction and will provide a direct, non-stopping service between Bath Road Central and Slough train station

LOCAL BUS SERVICES ALSO OPERATE ALONG THE BATH ROAD PROVIDING STRONG CONNECTIVITY TO THE IMMEDIATE AREA



BY BIKE

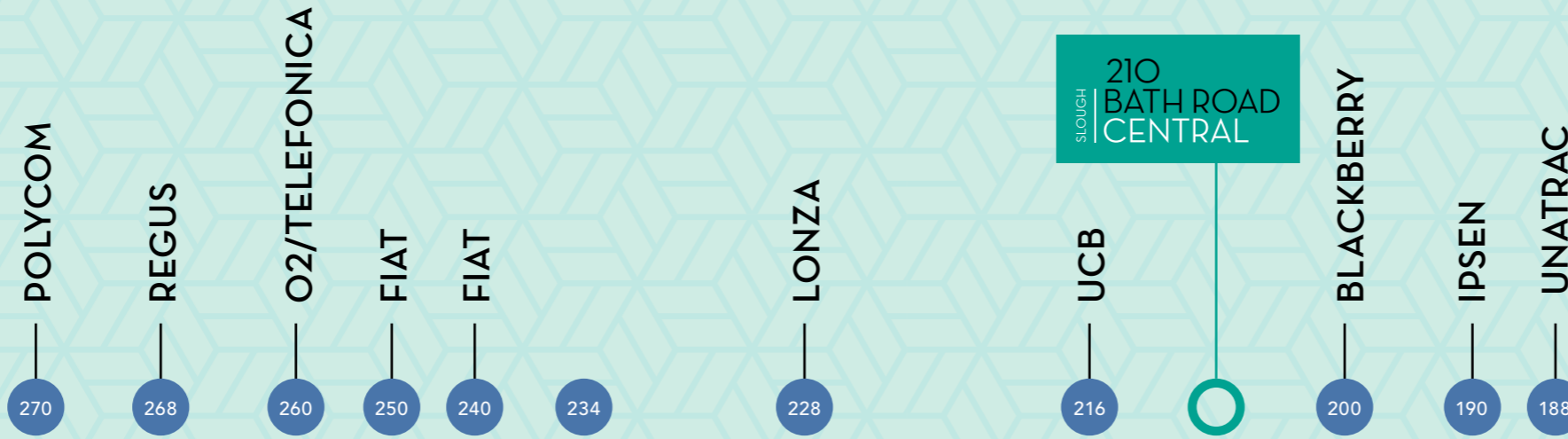
The town centre, retail and other amenities are all within easy reach by bicycle

SLOUGH HAS ITS OWN CYCLE HIRE SCHEME WITH BICYCLE STATIONS ACROSS THE TOWN, INCLUDING ONE OUTSIDE 234 BATH ROAD



ON FOOT

Local shops and ATMs are just a stroll away



Towards Maidenhead and Reading

BATH ROAD A4

BATH ROAD A4

Towards London, M25 and Heathrow



IN GOOD COMPANY

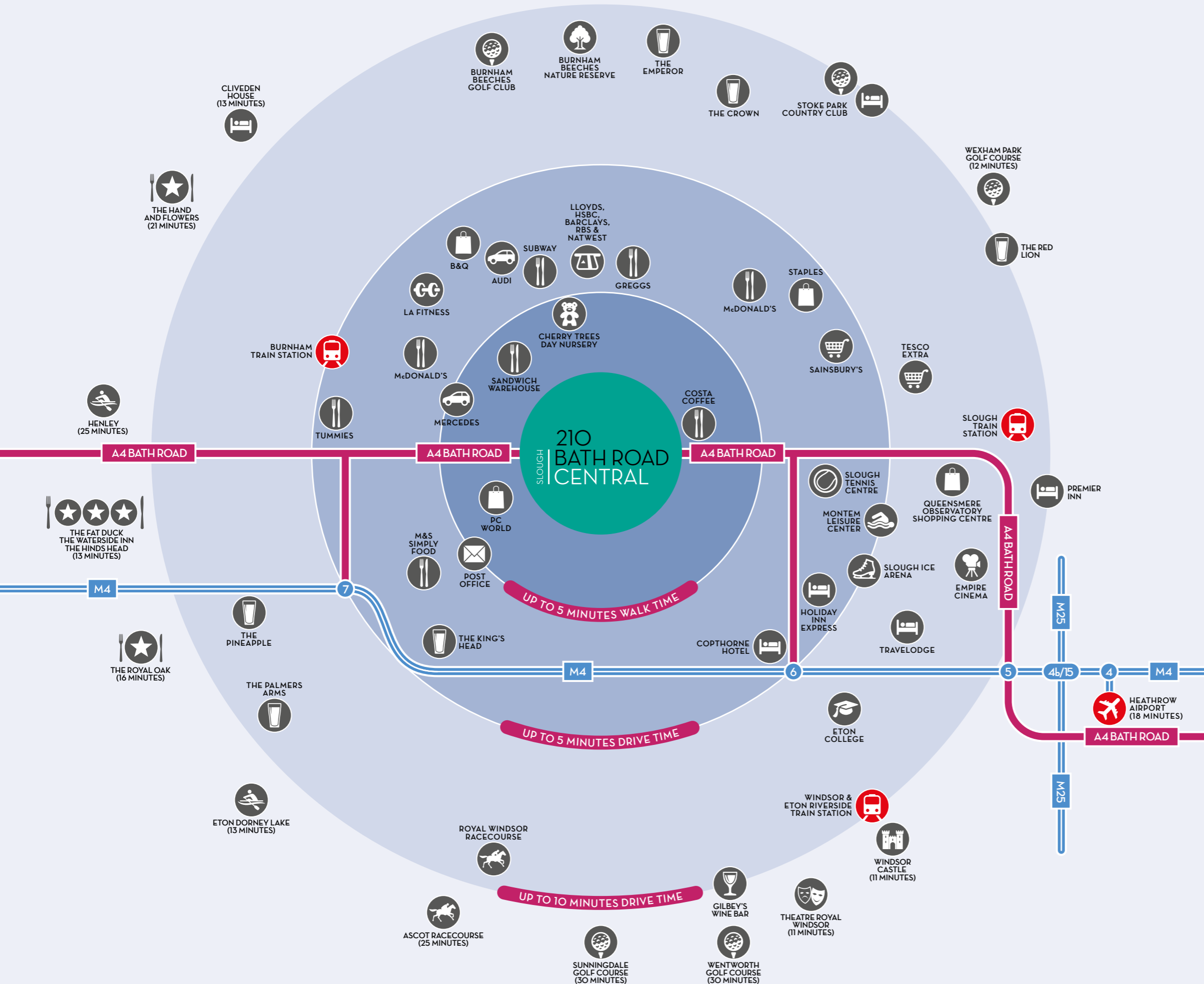
THE BATH ROAD IS HOME TO A HIGH NUMBER OF LIKE-MINDED INTERNATIONAL BUSINESSES, MOST OF WHICH HAVE BEEN ESTABLISHED AND HAVE GROWN HERE OVER MANY YEARS.

SLOUGH IS THE LOCATION OF CHOICE FOR MANY UK AND EUROPEAN HEADQUARTERS INCLUDING, TELEFONICA/O2, FIAT, STANLEY BLACK & DECKER, LONZA, MARS, HTC AND CITROEN.



THINGS TO DO

IN AND AROUND SLOUGH, THERE IS A RICH SPECTRUM OF AMENITIES; MICHELIN STAR RESTAURANTS TO FAST FOOD DINERS, COUNTRY CLUBS TO CINEMAS.



3
SHOPPING CENTRES



5
RESTAURANTS WITH MICHELIN STAR RATINGS



42
PARKS AND OPEN AREAS



14
MAJOR HOTELS



5
MAJOR GOLF COURSES



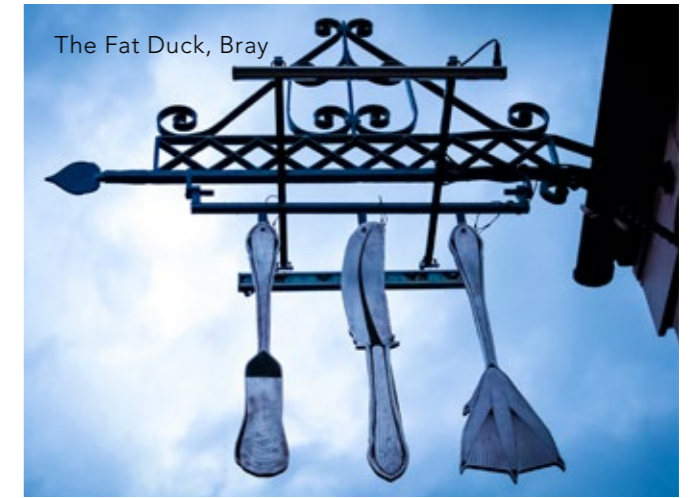
2
WORLD FAMOUS RACECOURSES



Slough High Street



The Curve



The Fat Duck, Bray



Stoke Park



Windsor Castle



Herschel Park

32
PERCENT

CROSSRAIL WILL INCREASE
SLOUGH'S CATCHMENT
BY +32%

£
450
MILLION

£450 MILLION IS BEING
SPENT ON REGENERATION
IN THE AREA

88
THOUSAND

SLOUGH OFFERS 88,000
JOBS IN APPROXIMATELY
4,000 BUSINESSES AND
AN AVERAGE SALARY THAT
IS ABOVE THE UK AVERAGE

100
YEARS

SLOUGH HAS BEEN
HOME TO THE MARS BAR
FOR NEARLY 100 YEARS

£9
BILLION

SLOUGH HAS A £9 BILLION
ECONOMY REPRESENTING
A GDP OF MORE THAN
£2.5 MILLION PER HECTARE

COMPETITIVE EDGE



SOURCE: SLOUGH BOROUGH COUNCIL
*NUMBER OF HEADQUARTERS OUTSIDE LONDON

BATH ROAD CENTRAL AMENITIES

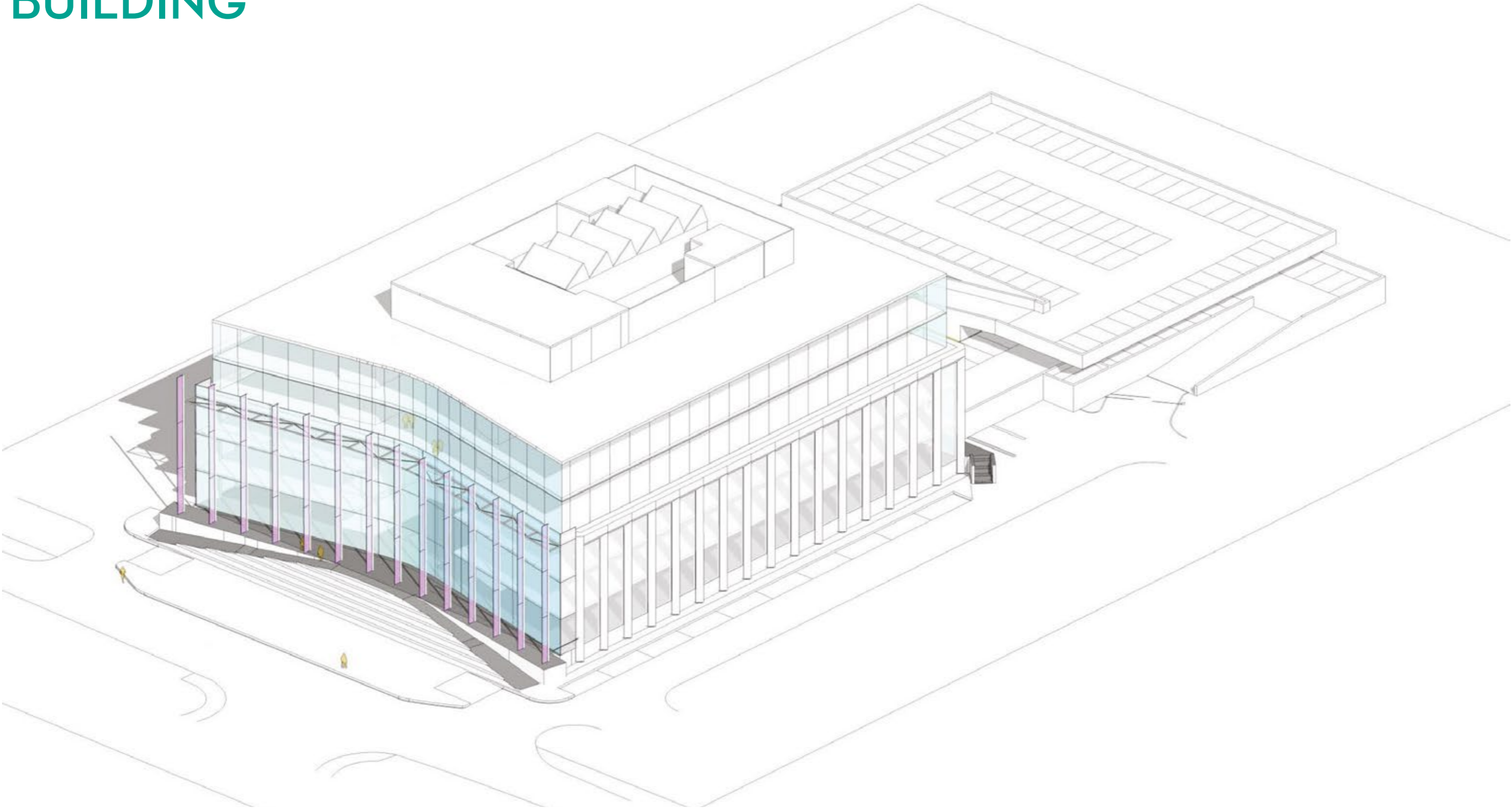
- MONTHLY 'WANDERING FEAST' FOOD MARKET
- YOGA
- FITNESS CLASS
- SHOE REPAIR, DRY CLEANING
- BARBER

WHAT'S ON

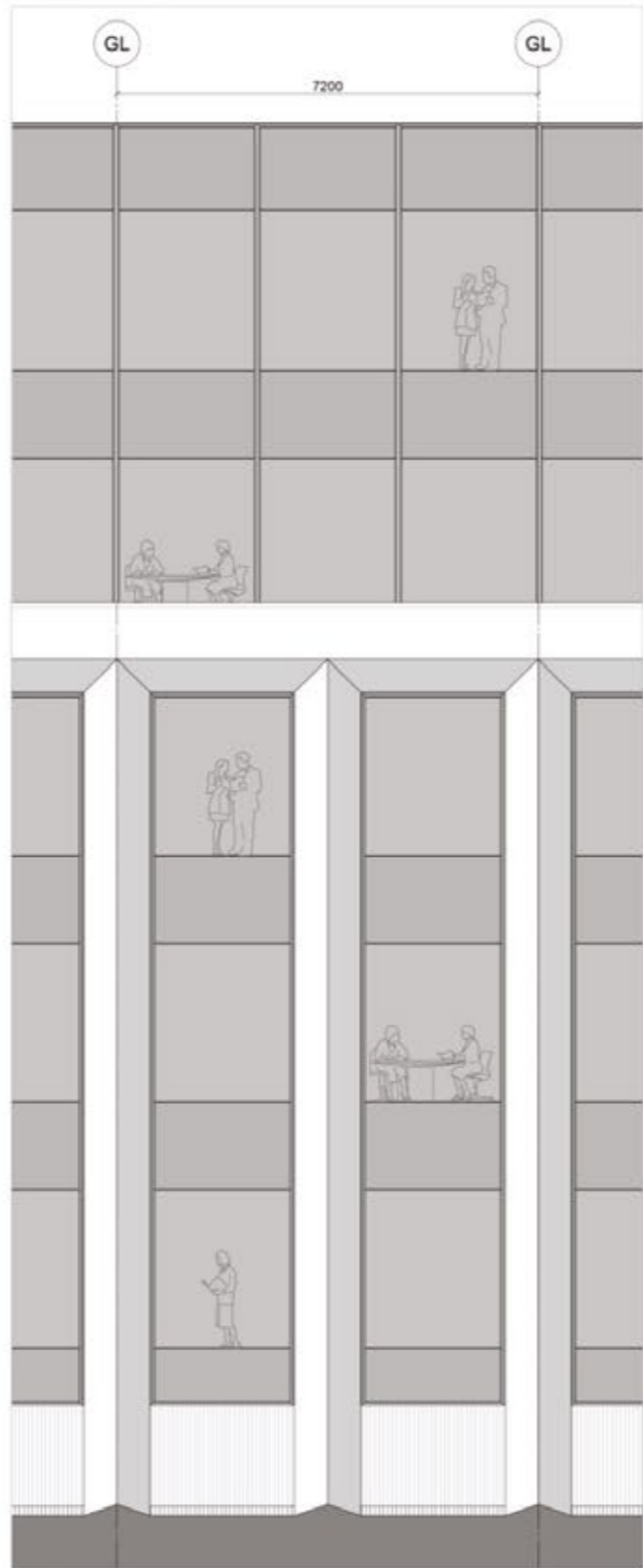
TUESDAY	Express Indoor Bootcamp Times: 12:15 - 12:45 & 12:45 - 13:15
	Shoe Repair, Dry Cleaning, Laundry Times: 11:30 - 12:30 at 252 Bath Road & 13:15 - 14:15 at 210 Bath Road
WEDNESDAY	Express Yoga Times: 12:15 - 12:45 at 252 Bath Road & 13:15 - 13:45 at 210 Bath Road
	Beauty Therapist (Starting on Wednesday 29th March) Times: 10:00 - 13:00 at 252 Bath Road & 14:00 - 17:00 at 210 Bath Road
THURSDAY	Express Indoor Bootcamp Times: 12:15 - 12:45 & 12:45 - 13:15
	Barber Service (Will return to Bath Road Central on 23rd February) Times: 10:00 - 13:00 at 252 Bath Road & 14:00 - 16:00 at 210 Bath Road



PROPOSED BUILDING

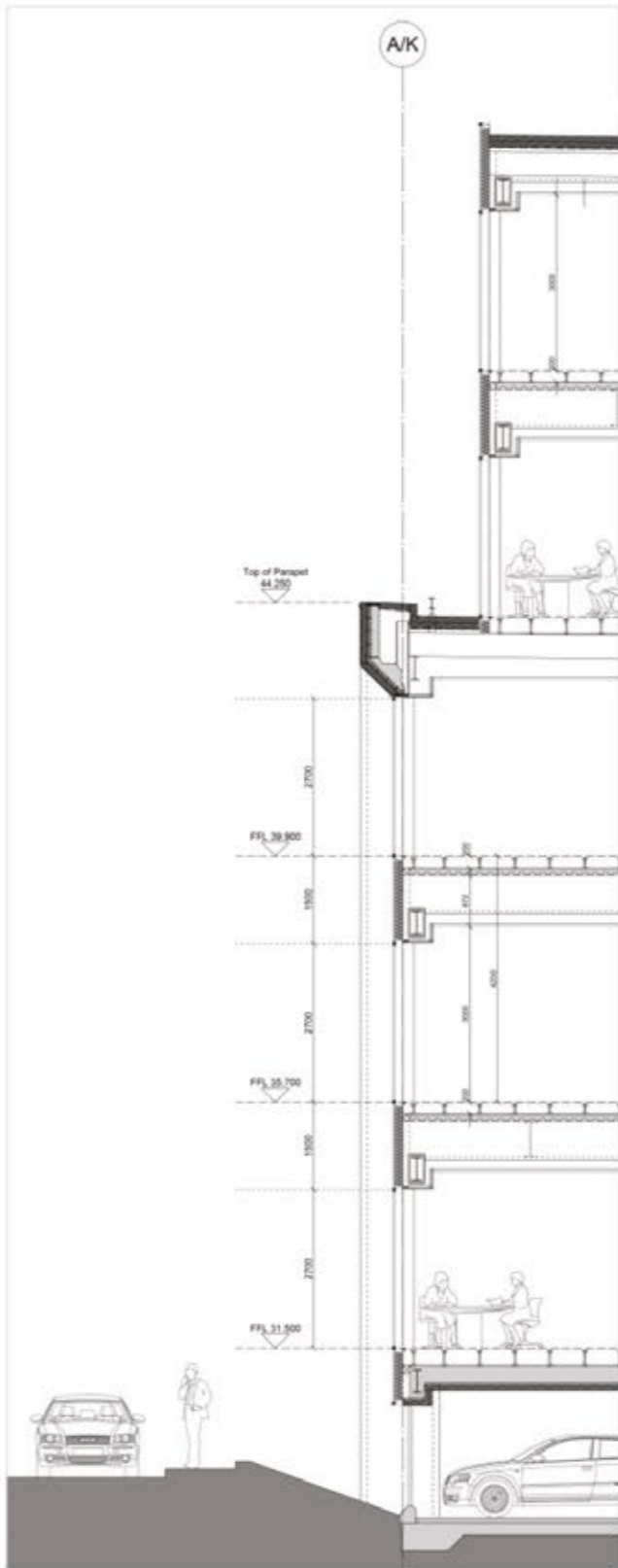


TYPICAL BAY ELEVATION AND SECTION



02
AB/21/01

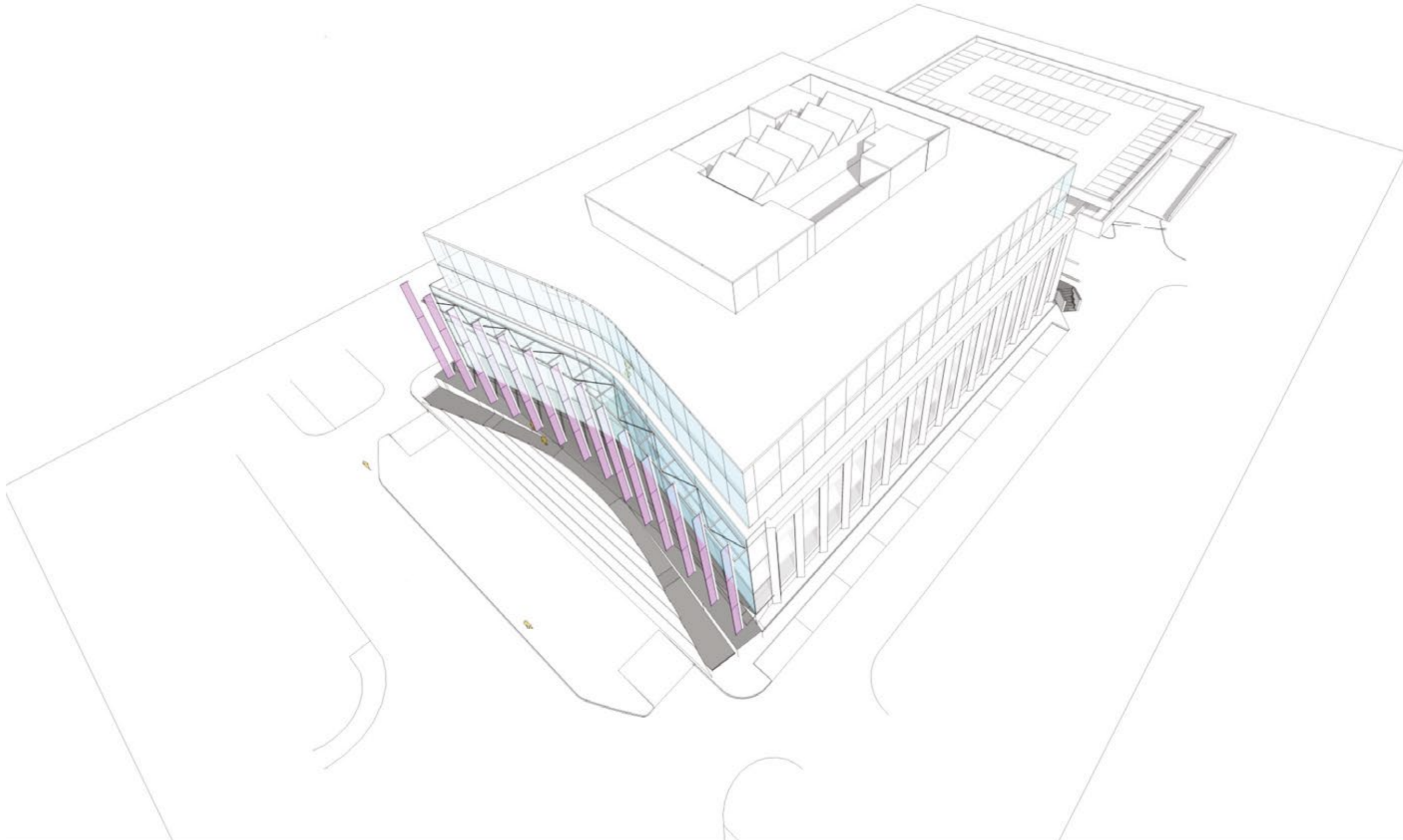
Typical Bay - Part Elevation



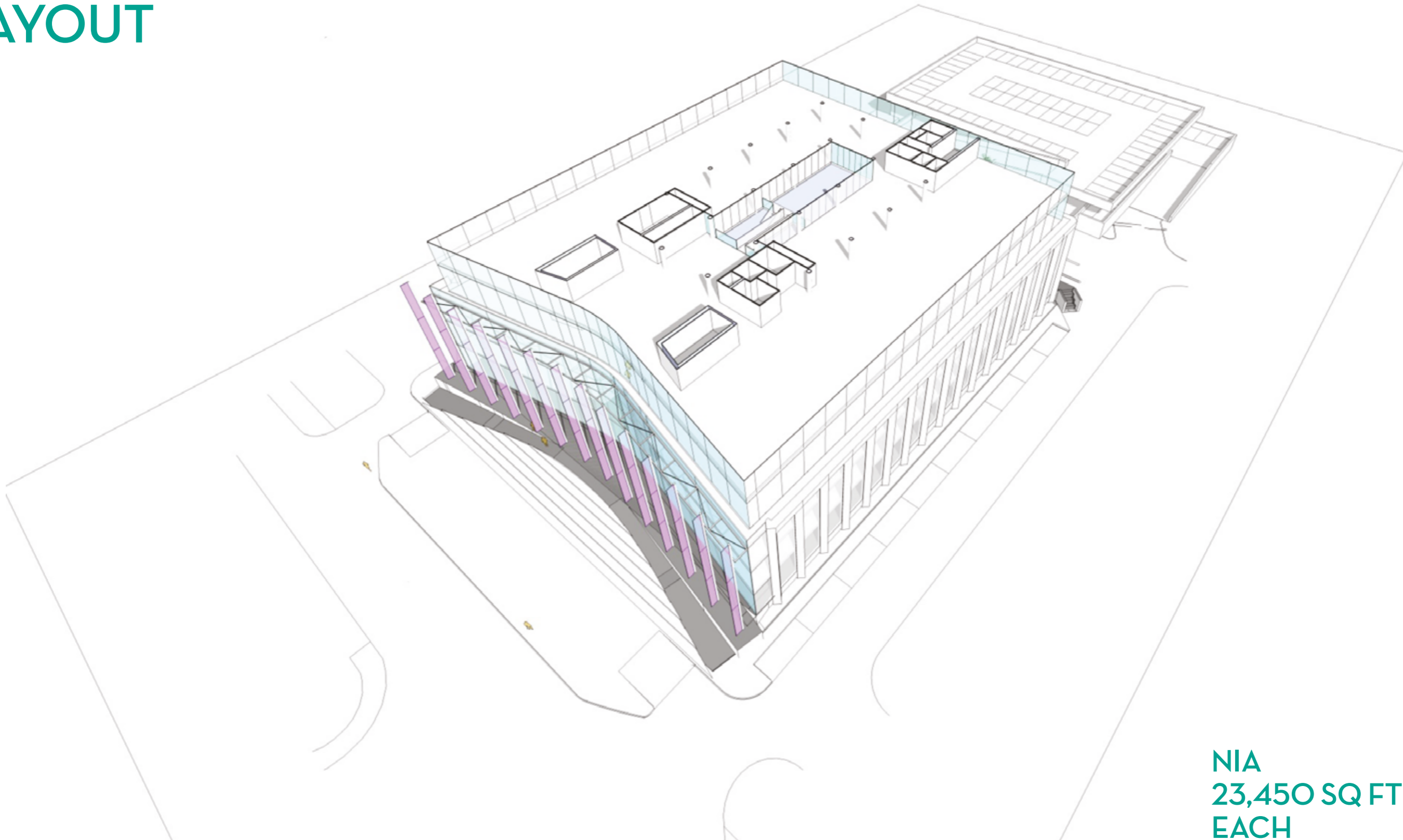
03
AB/21/01

Typical Bay - Section

PROPOSED BUILDING

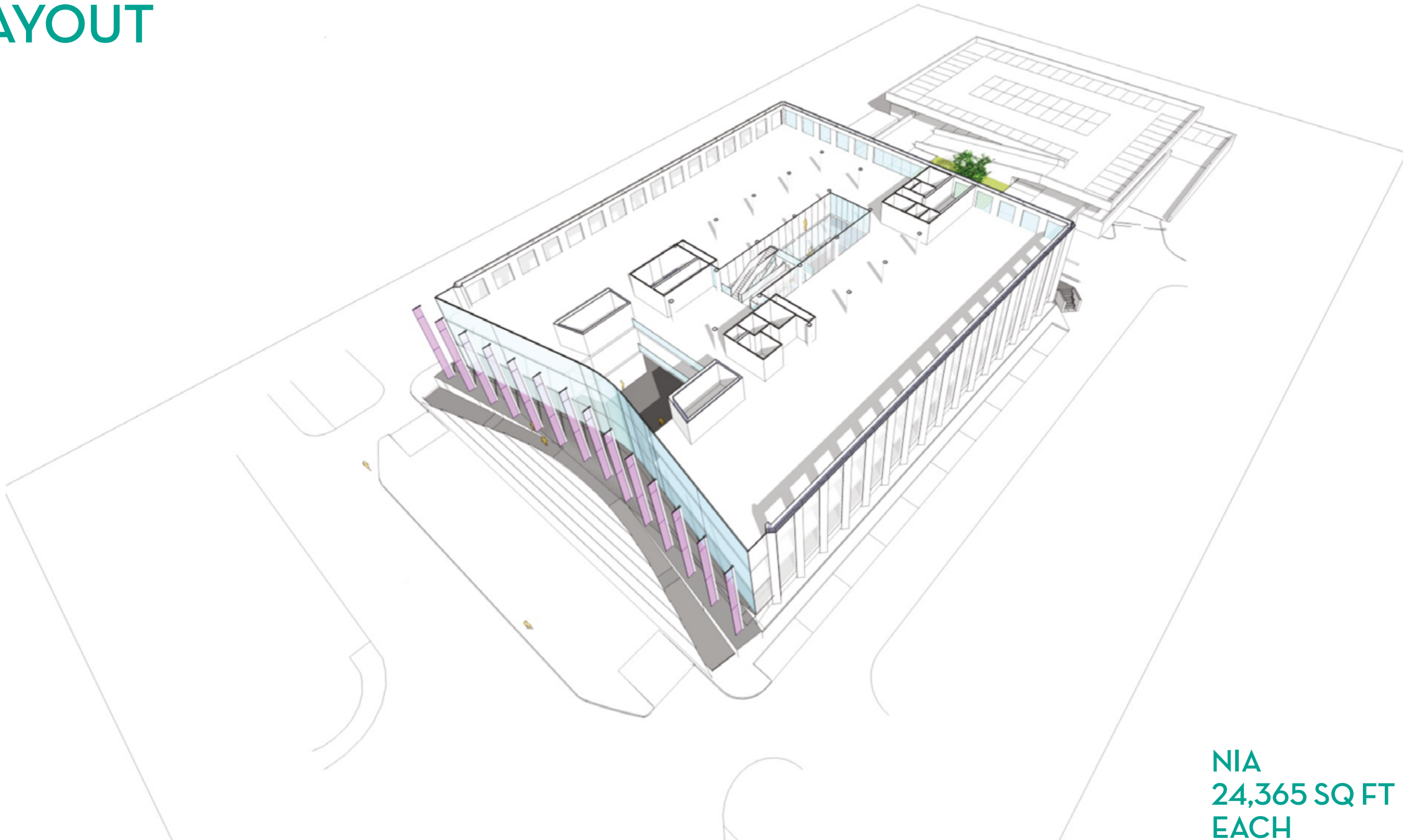


PROPOSED THIRD AND FOURTH FLOOR LAYOUT



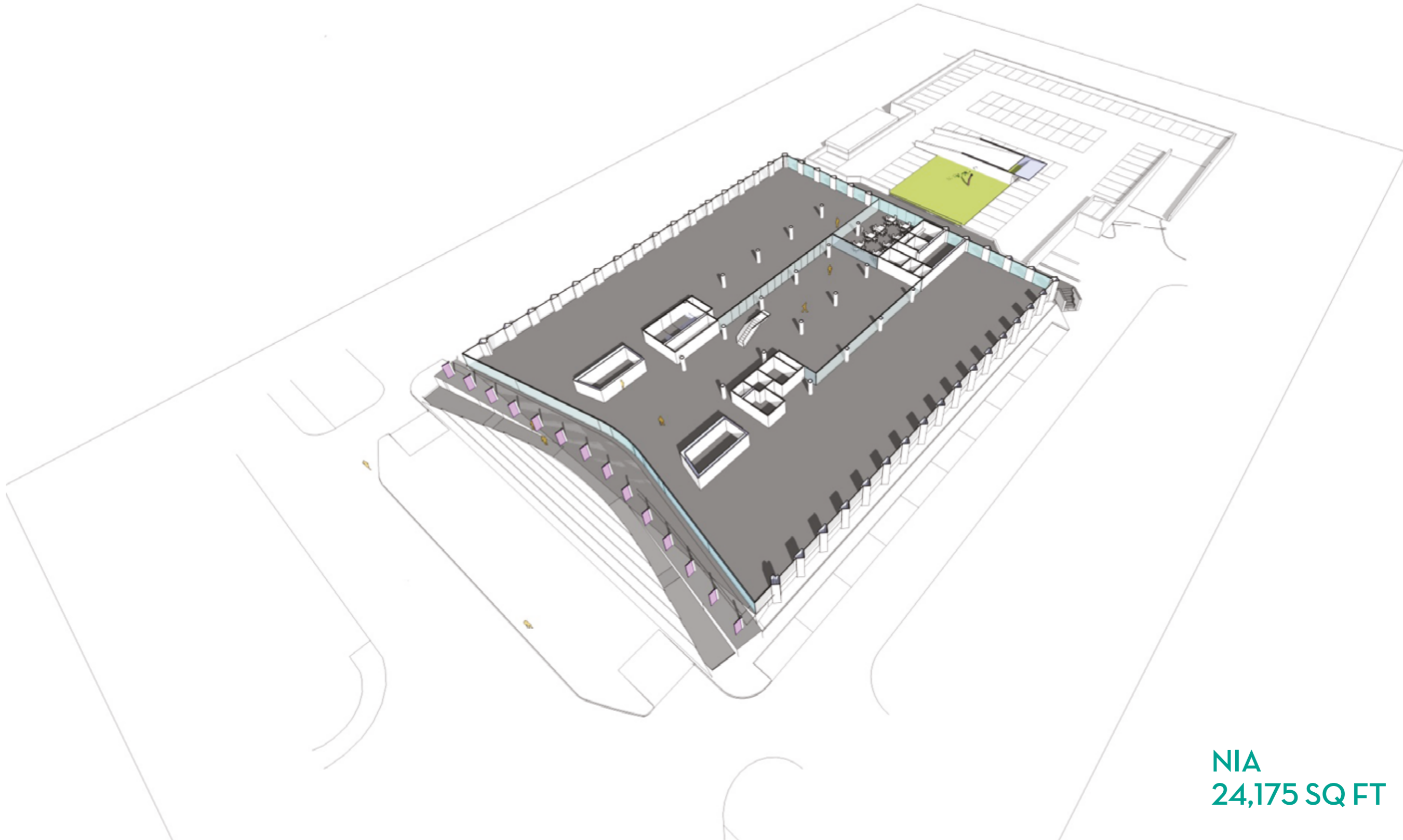
NIA
23,450 SQ FT
EACH

PROPOSED FIRST AND SECOND FLOOR LAYOUT



NIA
24,365 SQ FT
EACH

PROPOSED GROUND FLOOR LAYOUT



NIA
24,175 SQ FT

PROPOSED FLOOR LAYOUTS

Proposed layouts and floor areas are subject to further design development including structural and services consultation and ensuring compliance with all relevant regulations and legislation.

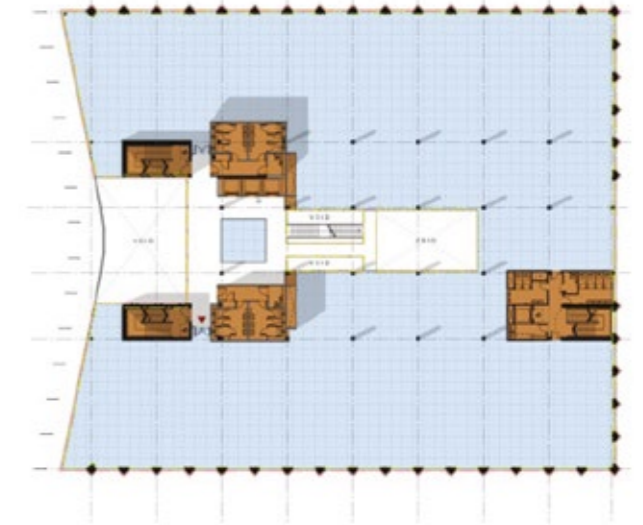
FLOOR	GIA (sq ft)	NIA (Sq Ft)
Ground	31,600	24,175
First	28,640	24,365
Second	28,640	24,365
Third	27,830	23,450
Fourth	27,830	23,450
Total	144,540	119,805



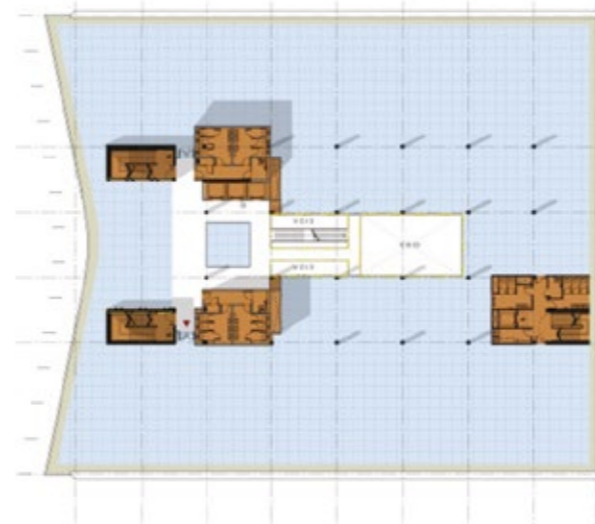
GROUND FLOOR



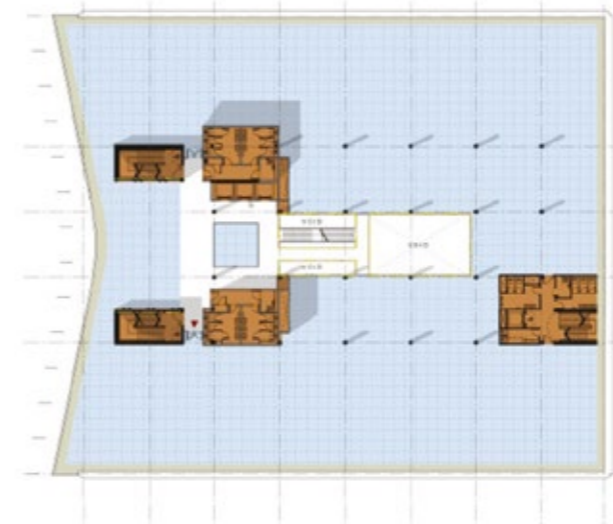
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

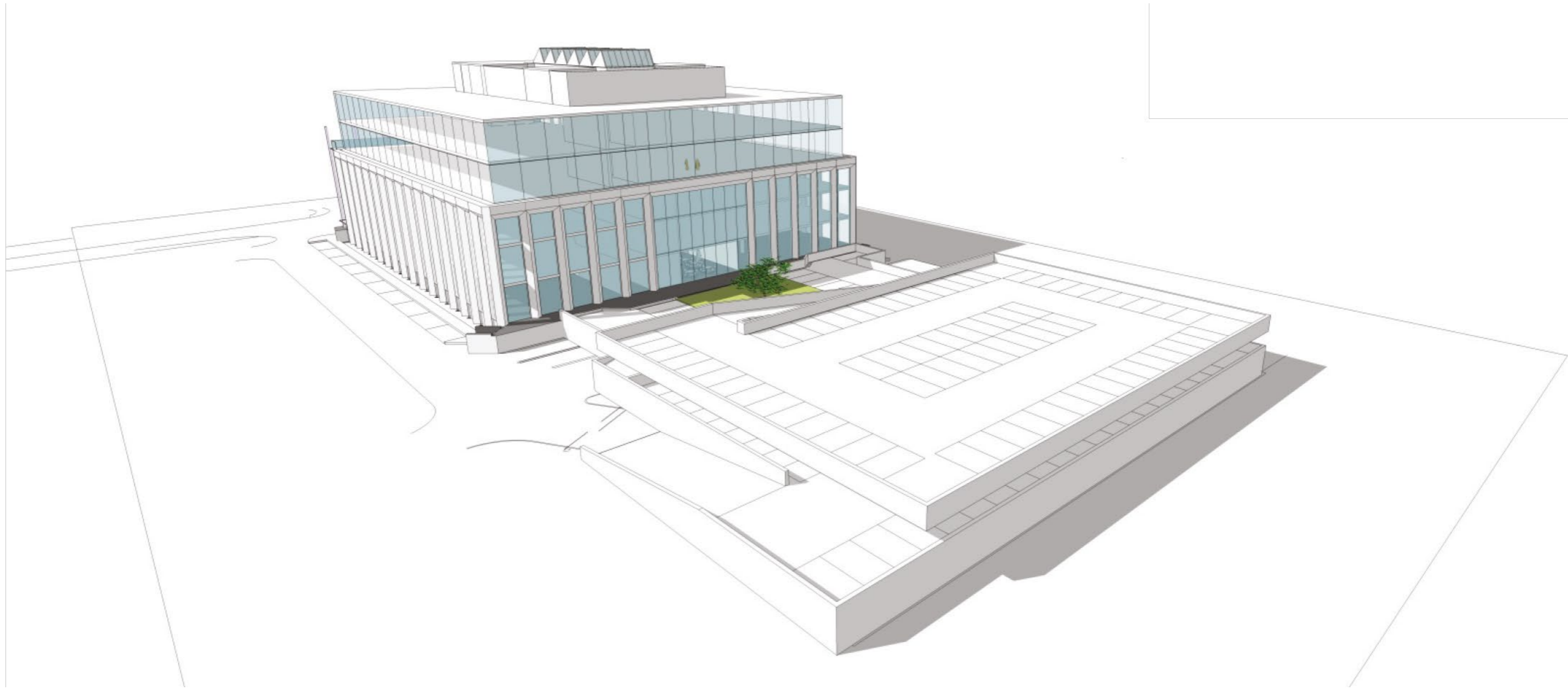


FOURTH FLOOR



PLANT

REAR OF PROPOSED BUILDING



PROPOSED TOTAL SPACES: 402
RATIO: 1:298 SQFT

SCOTT BROWNRIGG TEAM



GLYN HURREY

Glyn is a Director at Scott Brownrigg based in the firm's London office. To apply the highest standards of modern architecture from conceptual ideas to construction requires a firm grasp of the overall vision and a consistent clarity of expression throughout the design stages.

Glyn achieves this almost effortlessly, but it is based upon an enthusiasm for and the application of ideals which reveals his fascination for architecture. His calm and diligent approach has nurtured a range of projects, including education, offices, industrial facilities, hotels, leisure and retail developments.



NICK RIDOUT

Nick joined the practice's London office in 2015 as Project Director for the Business Space sector. He leads teams of architects and technicians to champion design within the sector and is responsible for leading major schemes and continuing to grow and develop business within the sector.

Nick has successfully been involved in the conceptual design and delivery of a range of high quality, highly complex projects, which have provided him with a wide variety and depth of experience, including major redevelopment schemes within the City of London.

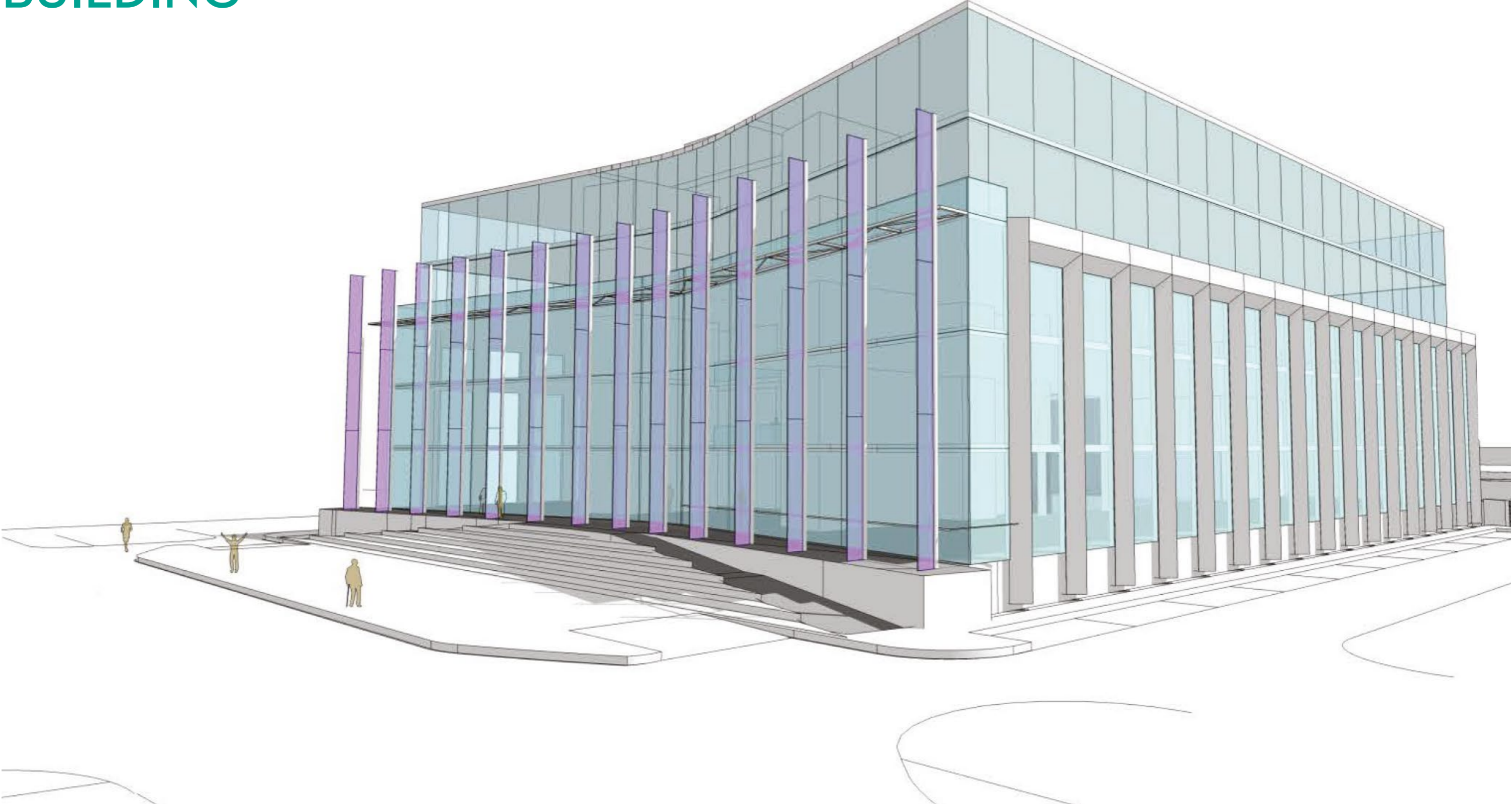


MAURICE BROOKS

Maurice joined Scott Brownrigg in 2013. He previously worked for a large UK based practice on substantial 2nd and 3rd level education projects including student accommodation, technical colleges, engineering laboratories and lecture theatres.

On joining Scott Brownrigg Maurice began working on projects with the London commercial unit including Skolkovo Business Park Moscow, the BP Sunbury Headquarters Offices and 145 City Road, a 10 storey office building in the centre of London.

EXTERNAL VIEW OF PROPOSED BUILDING



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