

S O U T H A L L  
W A T E R S I D E



LONDON BOROUGH  
OF EALING

- THE BRICKWORKS -

A NEW **GRADE A** OFFICE OPPORTUNITY

# development overview



Overview of Southall Waterside Development



## SOUTHALL WATERSIDE

West London's largest mixed use single regeneration site

### LOCATION:

SOUTHALL UB2, LONDON  
BOROUGH OF EALING - 'THIRD LARGEST  
BOROUGH BY POPULATION'.

**SOUTHALL STATION TO CENTRAL LONDON:**  
CROSSRAIL SERVICES COMMENCE LATE 2019.

### WORK TO LEISURE:

ADJACENT TO 90 ACRE MINET COUNTRY PARK  
AND GRAND UNION CANAL.

### MODERN LIVING:

3,750 NEW HOMES.

### BRANDS TO THEIR AUDIENCES:

500,000 SQ FT OF COMMERCIAL SPACE.





View of office reception from Southall Waterside Town Square (CGI)



# THE BRICKWORKS

New Grade A Office Opportunity

## LOCATION:

AT THE HEART OF THE SITE'S COMMERCIAL CENTRE, INCORPORATING LEISURE LED RETAIL WITH CINEMA, RESTAURANTS AND SHOPS.

## ACCOMMODATION:

FLEXIBLE MODERN OFFICE FLOOR PLATES OF CIRCA 10,500 SQ FT / 1,000 SQM.\*

## ASPECT:

SOUTH FACING, WITH FAR REACHING VIEWS.

## SUSTAINABILITY:

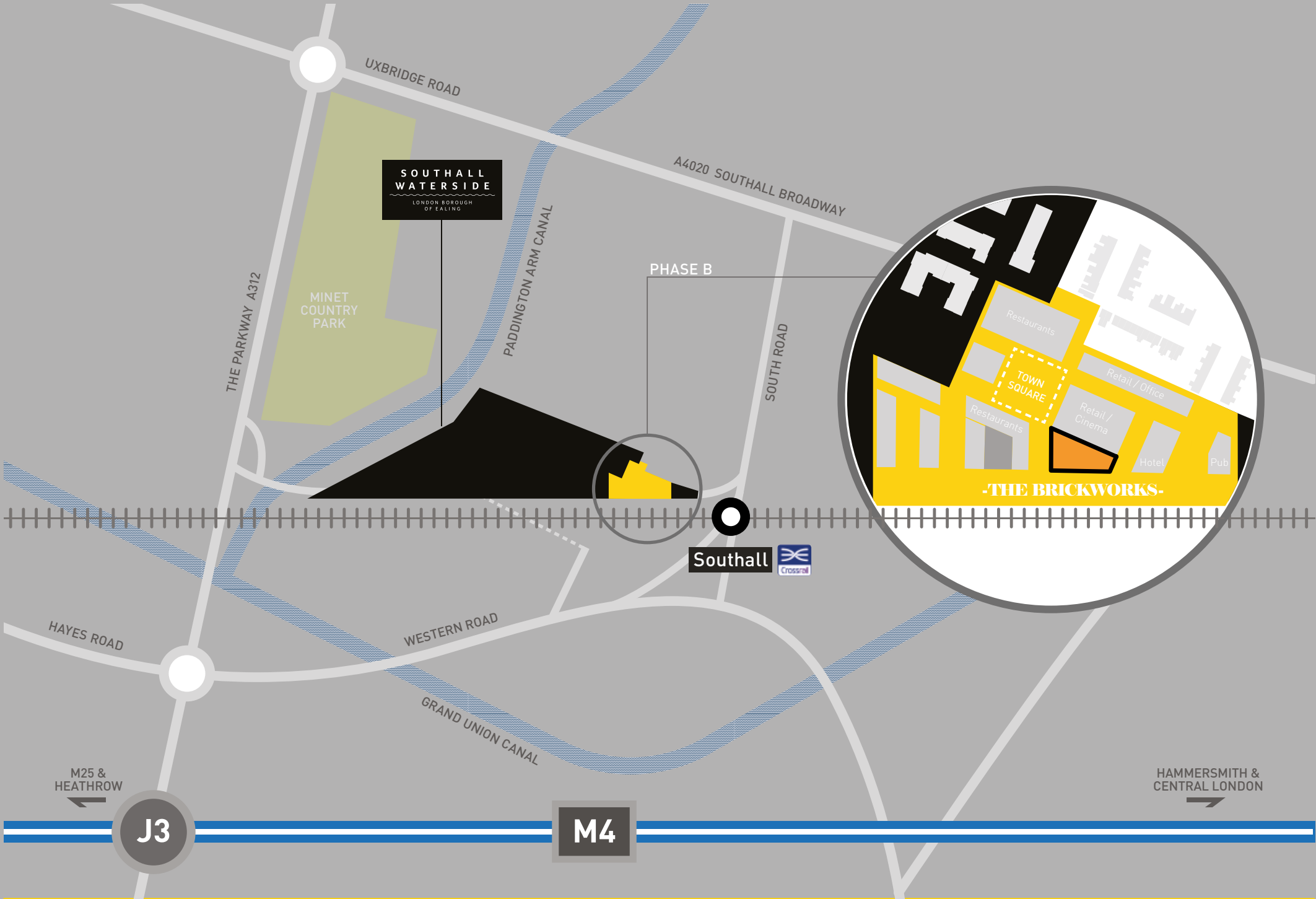
TARGETTING EPC 'B' RATING, AND BREEAM 'VERY GOOD' / 'EXCELLENT'.

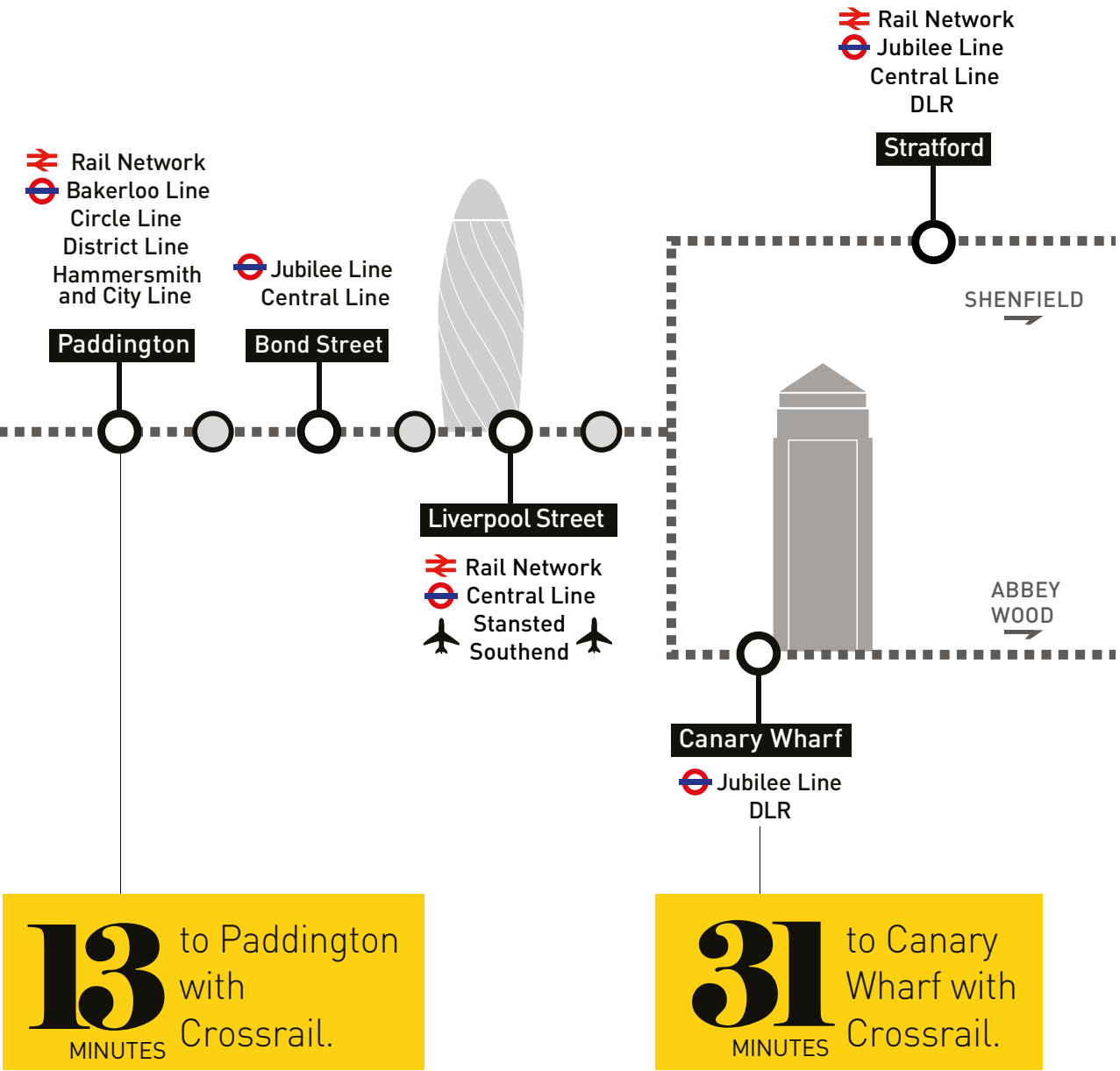
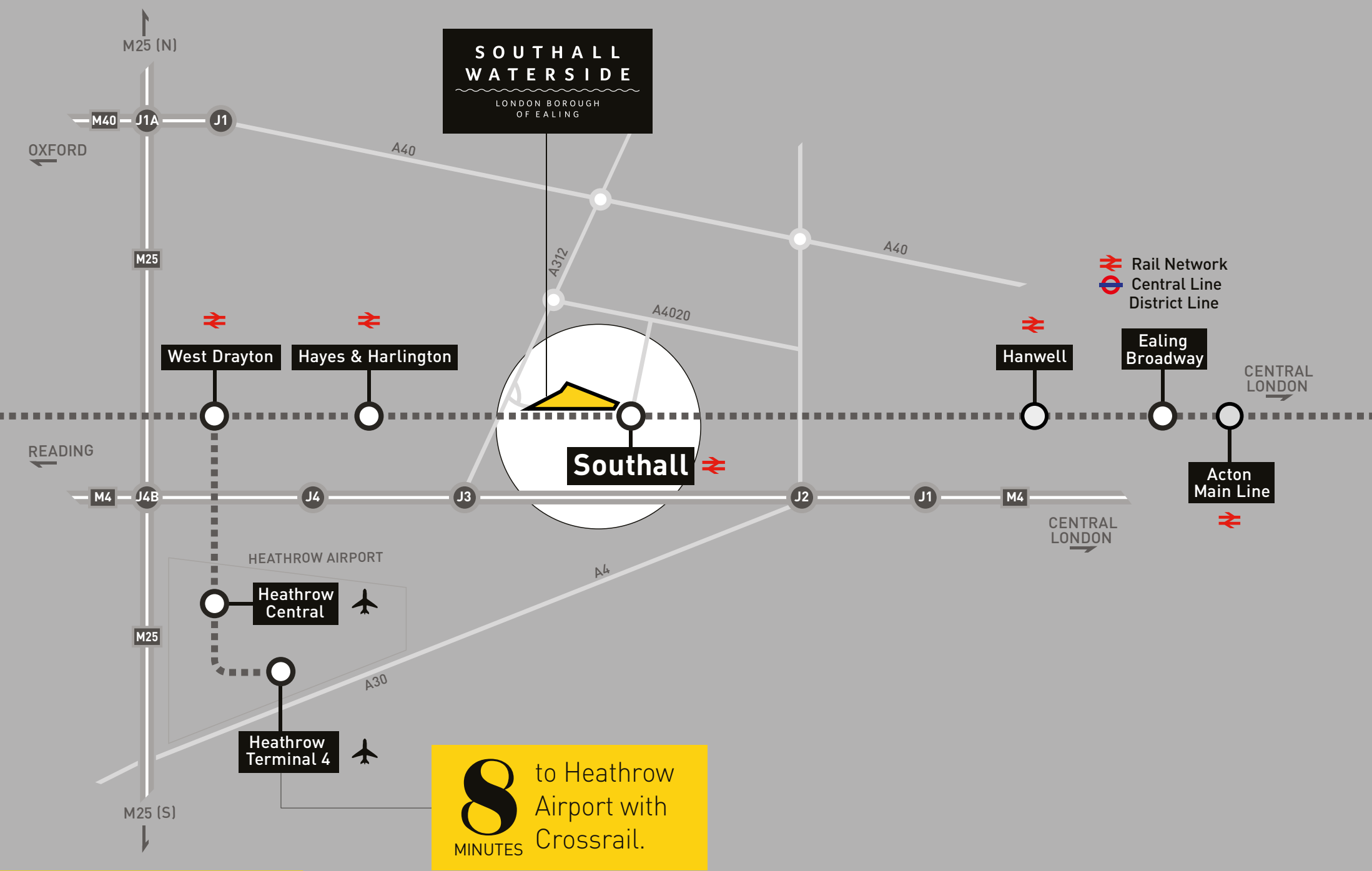
## WHEN:

CONSTRUCTION TO COMMENCE Q3 2018  
AVAILABLE FOR OCCUPATION FROM Q1 2020.

(Subject to planning)

\* Refer to Areas Schedule





**RAIL**

Heathrow	8 minutes
Paddington	13 minutes
Canary Wharf	31 minutes

**ROAD**

M4 Junction 3	2 mile
A40 (Junction)	4 miles
Heathrow	5 miles
M25	6 miles





# building visuals



SOUTH EASTERN VIEW (CGI)





VIEW TO OFFICE ENTRANCE (CGI)

# accommodation & floor plans

APPROXIMATE AREAS - IPMS 3

	sqm	sqft
<b>Reception (GF)</b>	<b>295</b>	<b>3,175</b>
First Floor	983	10,581
<b>Second Floor</b>	<b>983</b>	<b>10,581</b>
Third Floor	983	10,581
<b>Fourth Floor</b>	<b>983</b>	<b>10,581</b>
Fifth Floor	983	10,581
<b>Sixth Floor</b>	<b>983</b>	<b>10,581</b>
Seventh Floor	983	10,581
<b>TOTAL</b>	<b>7,176 m²</b>	<b>77,242 ft²</b>

## PARKING

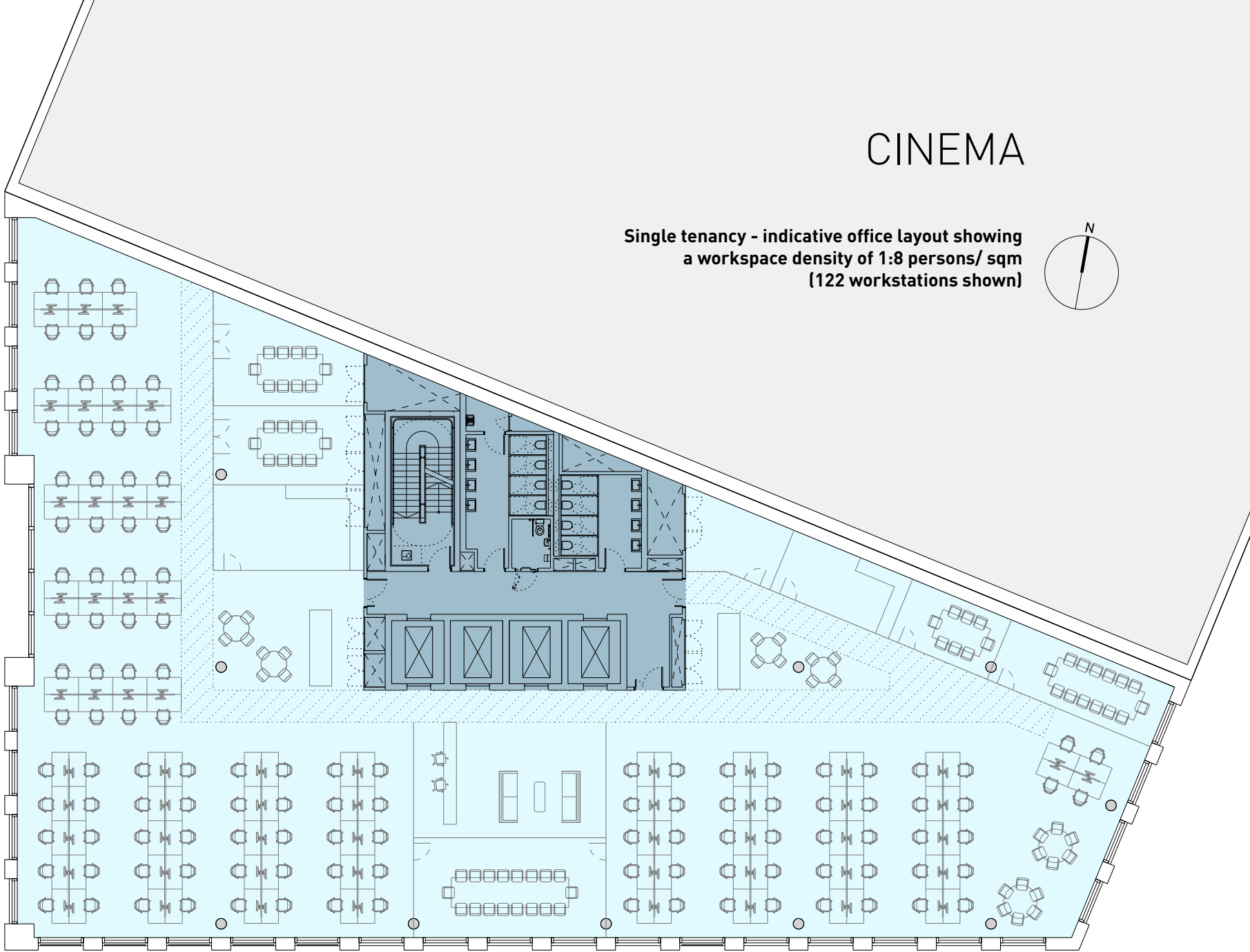
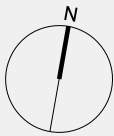
Car Parking – spaces available by separate agreement

Cycle Parking – 82

Note:  
Please note these areas are approximate and are subject to measurement on completion. These areas relate to the likely areas of the building at the current state of design. The areas have been calculated as IPMS3 in accordance with the International Property Measurement Standards (IPMS), 1st Edition. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction processes. Areas and drawings based on preliminary information, and are subject to Design Development from MEP/ Fire/ Structure consultant input, and changes required to secure planning consent and all other statutory approvals.

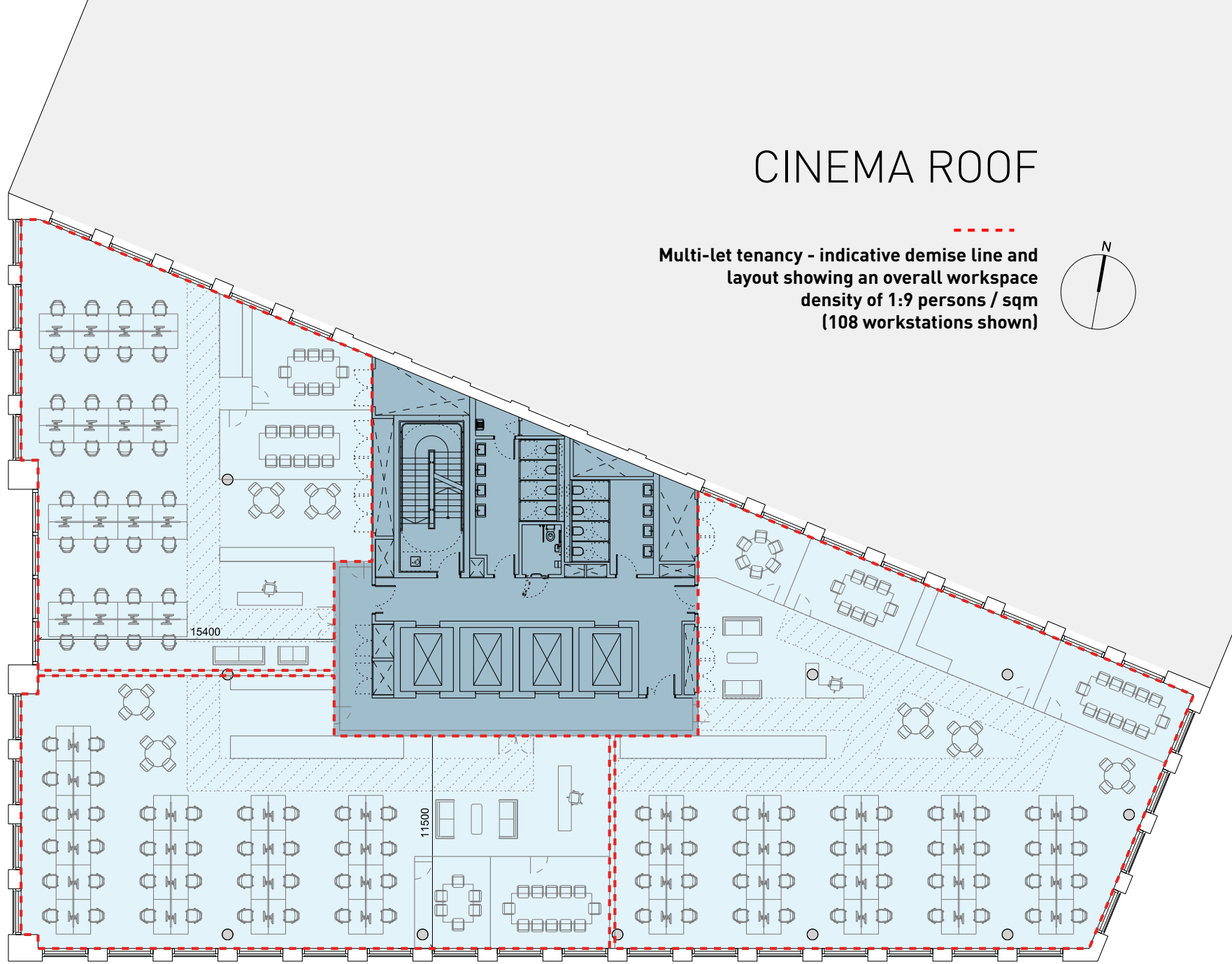
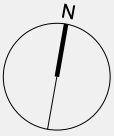
# CINEMA

Single tenancy - indicative office layout showing  
a workspace density of 1:8 persons/ sqm  
(122 workstations shown)

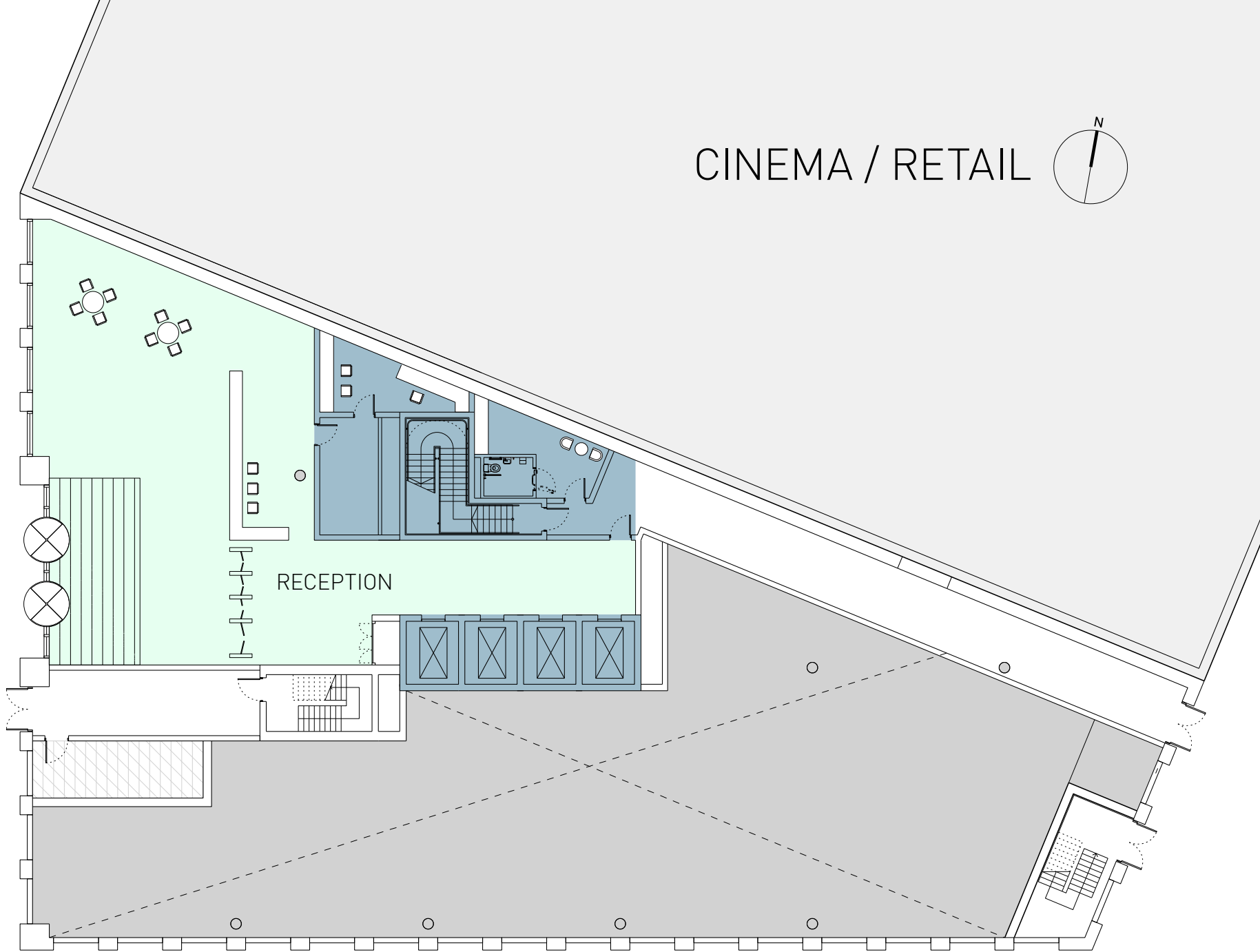


# CINEMA ROOF

Multi-let tenancy - indicative demise line and  
layout showing an overall workspace  
density of 1:9 persons / sqm  
(108 workstations shown)







# outline specification

TYPICAL FLOOR:	
Assumed Occupancy	1:8 persons/sqm single tenant work space density 1:9 persons/sqm multi-let work space density
Tenancy Splits	Flexible floor plates for single tenancy and multi-let
Distance from external wall to core	Varies 11.5m to 22.5m
Washrooms	Calculated on 1:8 persons/sqm at 60:60% male female split. Separate male/female WC blocks
Disabled WCs	1 per floor
Clear Floor to Ceiling height	2.8m on upper floors (3.9m at ground level)
Planning grid	1.5m x 1.5m
Floor and Ceiling voids	150mm raised floor 750mm shared service / structural ceiling zone
GROUND FLOOR:	
Primary Entrance	Western elevation, accessed from Town Square
Servicing Entrance	Ground floor via eastern elevation Basement floor via central basement
Security	Security barriers in reception
BASEMENT BACK OF HOUSE:	
Bike storage	Provided at 1 space per 10 staff at basement level in accordance to BCO guidance
Lockers	1 locker per cycle space at basement level
Showers	10 showers (50/50 male / female split) and 1 accessible shower
Cleaners Cupboards	1 per floor
Central Post Room	Basement level
Staff / Building manager's office	Ground (reception) level, with table, chairs, kitchenette and WC
BUILDING SERVICES:	
Assumed Occupancy	1:8 persons/sqm
EPC target	'B' Rating
BREEAM rating	'Very Good' or 'Excellent' targeted
Heating and Cooling	By ceiling mounted fan coil units
STRUCTURE:	
Building Grid	Typical from 9m to 12m
Principle structure	Concrete frame. Piled walls to basement levels with drained cavity construction.
LIFTING:	
Passenger lifts	3no. 17 person lifts Shaft size: 2950mm x 2450mm
Goods Lift	1no. 2100kg goods lifts Shaft size: 2950mm x 2450mm Lift to open on both sides allowing for servicing of all levels.
FIRE:	
Assumed regulations	BS 9999:2017 - Code of practice for fire safety in the design, management and use of buildings. Single stair fire strategy to be developed in detail with Fire engineer. Sprinklers, Mechanical smoke extract at all floors above first level to be assumed.
Please note: the figures within this outline specification and accompanying floor plans are illustrative and subject to confirmation by Statutory approval, such as Planning Approval and Building Control Approval. The assumptions made in this specification and on the drawings are subject to change as a result of the design development process and verification by MEP, Structural, Fire Engineering/ LFB, and BREEAM input.	



# S O U T H A L L W A T E R S I D E

L O N D O N B O R O U G H  
O F E A L I N G



ALL ENQUIRIES

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ARCHITECTS

**EPR Architects**



The information in this document is indicative and is intended to act as a guide only as to the finished product. All floor areas are approximate. All computer generated images and lifestyle photography are indicative only. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Southall Waterside and The Brickworks are marketing names and will not necessarily form part of the approved postal address. Date of preparation July 2017.