



ROWLEY

WEXHAM SPRINGS

FRAMEWOOD ROAD, WEXHAM
BUCKINGHAMSHIRE SL3 6PJ

WEXHAMSPRINGSROWLEY.COM

26,000 SQ FT
PROMINENT, SELF-CONTAINED OFFICE

ROWLEY IS LOCATED WITHIN A STUNNING LANDSCAPED OFFICE CAMPUS.

Rowley is a self-contained office headquarters located at Wexham Springs, a popular business campus conveniently close to the M4, M40 and M25, yet situated in the beautiful Buckinghamshire countryside.



WREXHAM SPRINGS CAMPUS



Wexham Springs has continued to be a popular choice for blue chip businesses seeking a secure, calm working environment. Current occupiers include Otsuka Pharmaceuticals, Sun Chemical and VF Corporation (Reef/Timberland/North Face). Wexham Springs offers low density office accommodation, within a 40 acre landscaped setting, providing every opportunity to unwind with a walk, run or cycle.

ROWLEY IS CURRENTLY BEING SUBSTANTIALLY REFURBISHED, WITH DELIVERY PROJECTED FOR Q3 2017.

The building will offer Grade A office accommodation over two bright offices floors, located around a prestige full height reception area which provides convenient access to the building.

The front entrance and canopy are to be replaced with a contemporary design-led solution (see right). Internally, the accommodation will provide flexible, contemporary accommodation to appeal to modern office occupiers' needs.

This includes open plan floorplates incorporating the following specification:

SUMMARY SPECIFICATION

- » Excellent car parking provision of 125 spaces (1:209 sq ft)
- » New VRF air conditioning system
- » New metal ceiling tile
- » LED light fittings
- » Raised access floors
- » Refurbished male & female WCs on each floor
- » 1 No. 8-person passenger lift
- » EPC "C" Rating

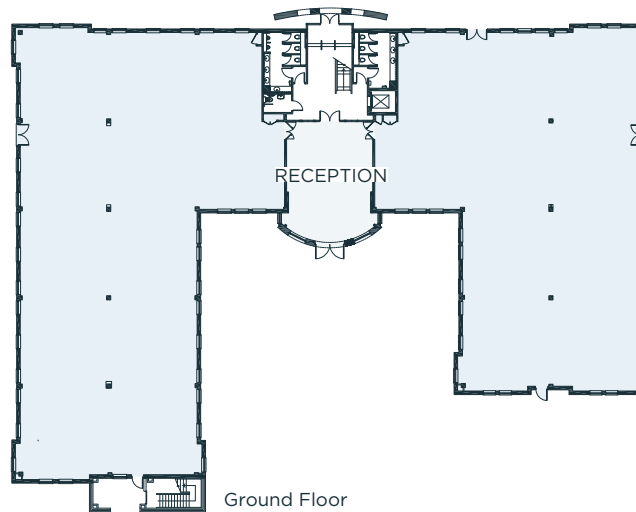


CGI of refurbished reception

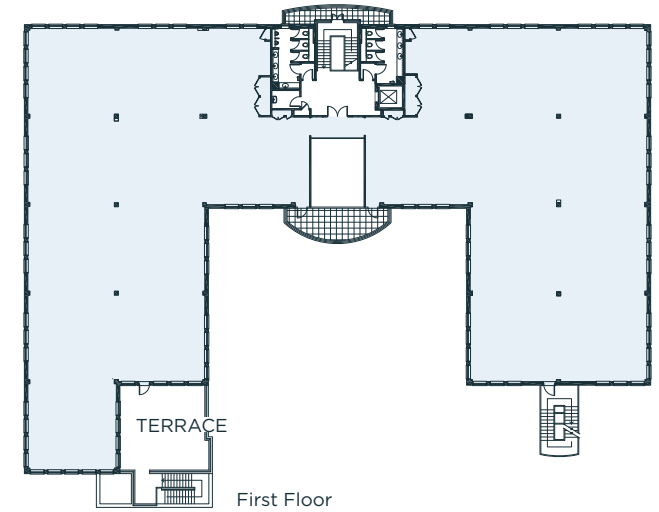


CGI of refurbished WCs

FLOORPLANS AND ACCOMMODATION



Ground Floor



First Floor

| FLOOR | AREA (SQM) | AREA (SQFT) |
|----------------|--------------|---------------|
| Reception | 54 | 580 |
| Ground Offices | 1,212 | 13,047 |
| First Offices | 1,164 | 12,525 |
| TOTAL | 2,430 | 26,152 |

All areas are NIA approx.

TENURE

The building is available as a whole or on a floor by floor basis on new full repairing and insuring lease on terms to be agreed.

RENT

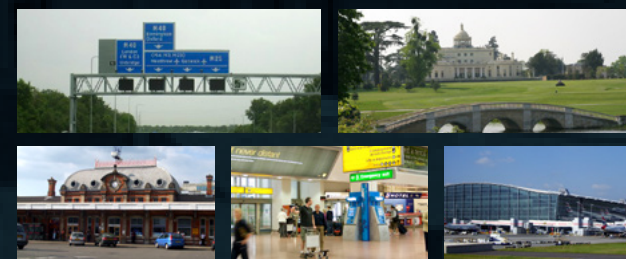
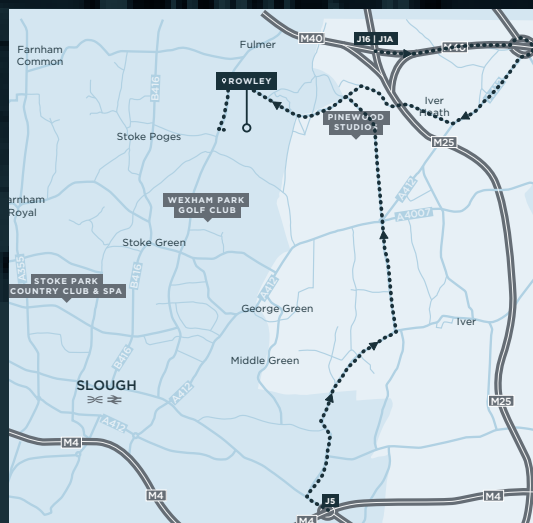
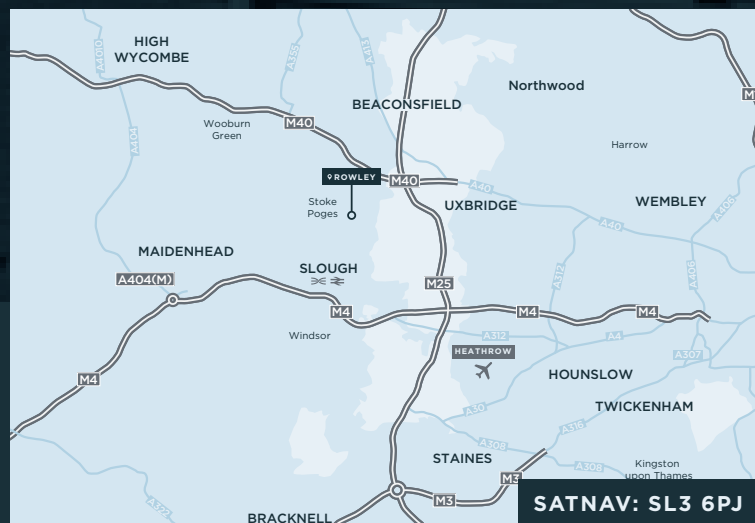
On application.

RATEABLE VALUE 2017

£342,500. Prospective tenants are requested to make their own enquiries regarding the actual rates payable with South Bucks District Council.

LOCATION

Wexham Springs is surrounded by a wealth of amenities for staff and visiting clients to enjoy. The local area offers several hotels and prestigious country and golf clubs including Stoke Park Country Club & Spa, Stoke Place, Crowne Plaza Gerrards Cross and Pinewood Hotel. There is also a wealth of fine restaurants and village pubs notably The Bull with local amenities and the nearby Black Park Country Park on the doorstep. All this despite being only 13 miles from Heathrow Airport and within reach of a huge catchment population in the West London area.



| | | |
|---------|------------------------|-----------|
| BY ROAD | J16 M25 | 6.5 miles |
| | J1a M40 | 4.4 miles |
| | J5 M4 | 6.3 miles |
| BY RAIL | Gerrards Cross station | 3.4 miles |
| | Slough station | 3.2 miles |
| BY AIR | Heathrow Airport T5 | 11 miles |
| | Heathrow Airport T2/3 | 12 miles |

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:



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