



**THE
URBAN
BUILDING**

SLOUGH

*Innovation
generation*

The
Urban
Building

Be street
smart

Be inspired
by what's
around you

Slough is the birthplace of the Great Western Railway and was home to William Herschel in the 18th century, who was not only the first astronomer to map the universe but also discovered Uranus from his back garden, the first planet not seen with the naked eye. Herschel in effect put Slough on the map. Charles Dickens called it an urban retreat and today, more so than ever, Slough is exactly that.





It is estimated that 26,000 residents travel out of the borough to work and 40,000 travel into Slough to work.

The town is situated within 13 minutes of London's Heathrow Airport and has 3 exits off the M4 motorway.

Future investment in Crossrail will dramatically improve this strategic rail link.



The Heart of Slough project is expected to be a springboard to improve the retail and leisure offer in the town centre.

Slough is estimated to have a total population of **140,000**

...with the highest proportion of 30-34 and 35-39 year olds amongst any of the South East local authorities.

Slough facts and figures

Slough is now the third most productive town in the UK contributing approximately **£8 billion** to the national economy, double the UK average.

The presence of the Trading Estate both adds to the presence of Slough as a major economic hub whilst also providing a home to 20,000 of the town's 86,000 jobs for over 400 businesses.



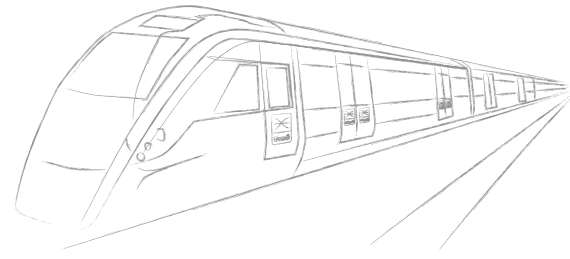
The council will continue to promote major infrastructure projects such as Crossrail and build on industry and Government support for a new Western Rail Access to Heathrow (WRATH).

The Heart of Slough has delivered improvements to the public realm and transport infrastructure in the town centre and will deliver the Curve, a new landmark civic building in Spring 2015.

Nestled between the M4, M40 and the M25, both Royal Windsor and Central London are just a stone's throw away. Slough lies amongst notable public realms and wide open spaces.

Slough has long been established as a base for generating trade and industry. It is the headquarters to many multinationals and 4600 business enterprises¹ in total, with Heathrow only 7 miles away.

Crossrail route to Central London

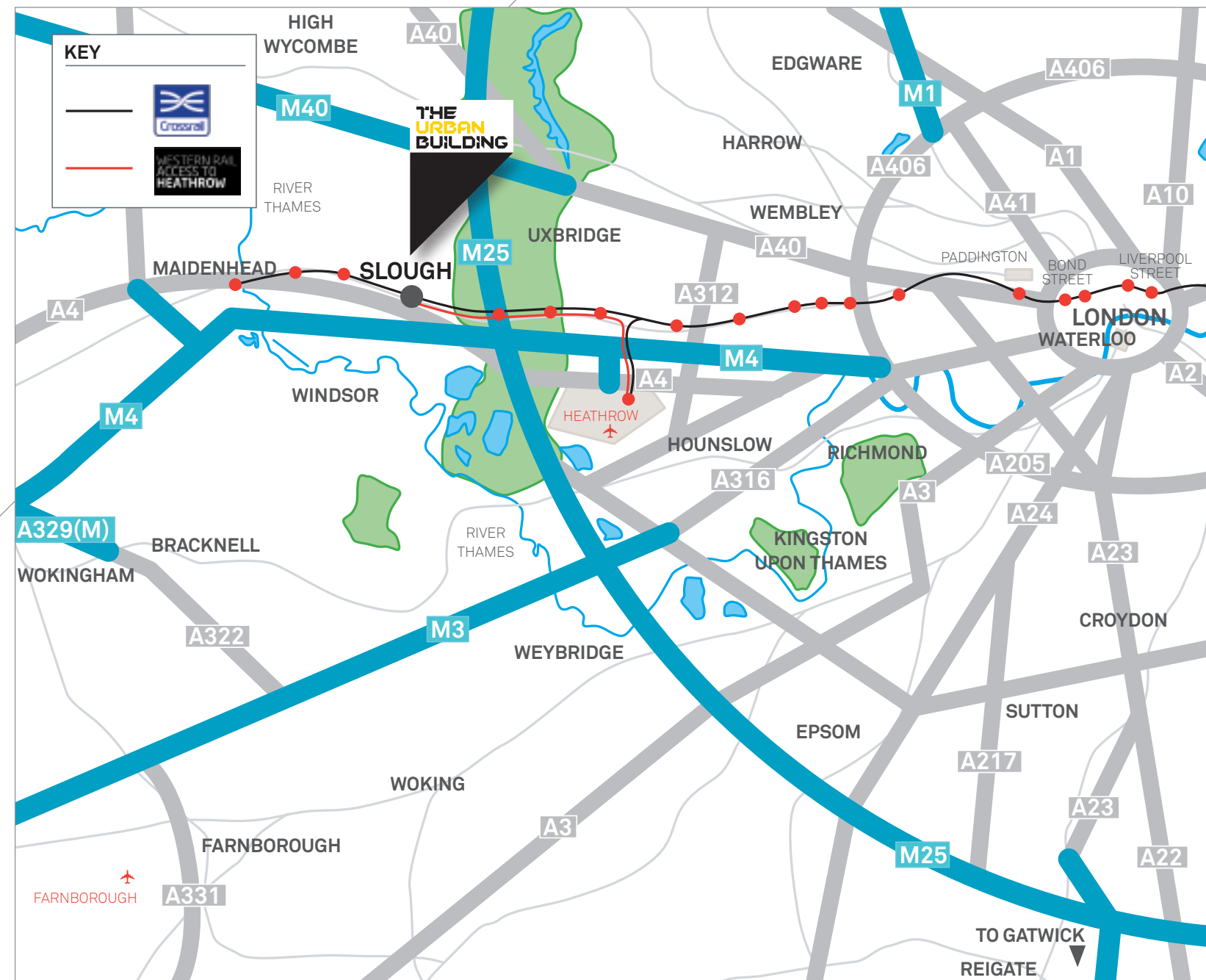


Roads**

To M4 J6	5.1 miles	5 mins
To M4 J5	5.2 miles	8 mins
Eton	1.4 miles	5 mins
Windsor (via A332)	3.4 miles	7 mins
Ascot	9.0 miles	20 mins
Bray	7.7 miles	15 mins
Maidenhead	8.4 miles	12 mins
Heathrow (via the M4)	7.4 miles	13 mins
Gatwick (via the M25 and M23)	46.6 miles	1 hr 3 mins

Trains*

To London Paddington	14 mins
To London Kings Cross	47 mins
To Heathrow Terminals 1, 2 and 3	41 mins
To Heathrow Terminal 4	58 mins
To Heathrow Terminal 5	45 mins
To Gatwick	1hr 36 mins
Crossrail (2018) to Bond Street	30 mins
Crossrail (2018) to Liverpool Street	37 mins



1 Source: Slough Chamber of Commerce
 * Train time source: Network Rail
 ** Road mileage & times source: AA



Heathrow T5



Slough Railway Station

The Heart of Slough is a £450m master plan designed to further enhance and diversify the local environment. It recently launched the new contemporary style Bus Station, adjacent to Slough Railway Station and work is currently underway on The Curve – a modern library and mixed use arts complex. New transport and infrastructure projects will improve local travel and accessibility to the town as a whole.

Evolve with Slough



The Curve - A modern library and mixed use arts complex



New bus station and transport interchange

Slough is a town that works. It is one of the top three most productive towns in the UK outside of London and is home to some of the best known brands including HTC, Reckitt Benckiser, Blackberry, O2, LG, Stanley Black and Decker, AkzoNobel and Mars. It has seen a huge shift from manufacturing to a TMT based economy.

The town contributes approximately £8 billion to the national economy, double the UK average.¹



Slough is a melting pot for innovation and leadership. It continues to evolve and develop as an inspiring destination for business and investment



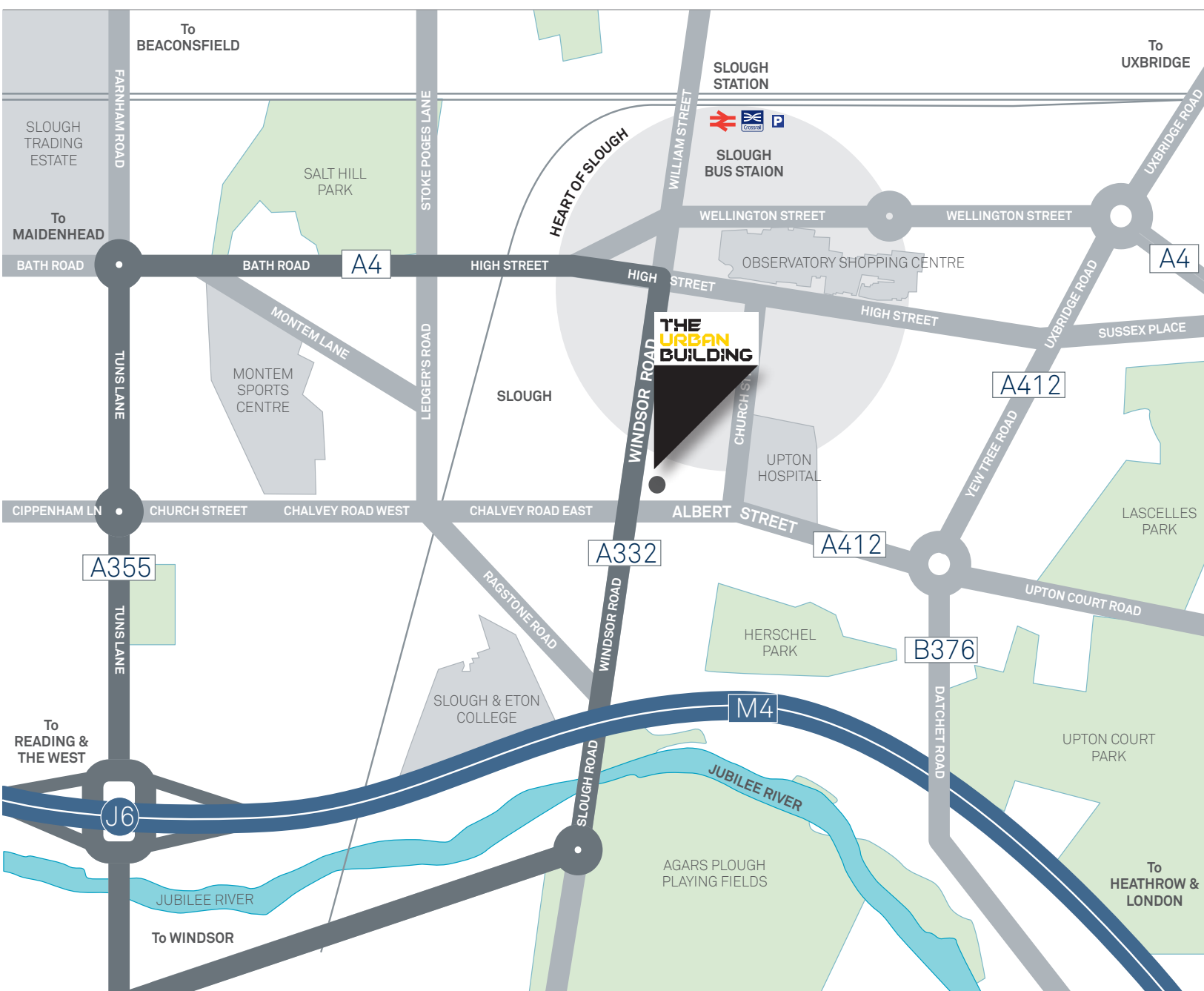
For escapism, relaxation, shopping and entertainment, the area has plenty to offer. Both in Slough, the Baylis Memorial Gardens and Salt Hill Park are well worth a visit. As well as being a visual landmark, there is Windsor Castle nearby plus Sunningdale and Wentworth Golf Clubs, Ascot racecourse, Cliveden, Virginia Water and Savill Garden and Eton. Locally, The Queensmere Observatory Shopping Centre is great for everyday shopping with retailers including Debenhams, M&S, Boots, H&M and Next.

For nearby bars and restaurants there is The Fat Duck at Bray as well as The Hinds Head, Forenza and the Riverside Brasserie. The Watermans Arms pub in Eton, Gilbey's Wine Bar, The George Inn and Ayoush restaurant are also very good. Recommended hotels include Coworth Park Hotel and the Macdonald Berystede Hotel & Spa in Ascot, the Harte & Garter Hotel & Spa in Windsor and The Oakley Court.



More to offer

SAT NAV REF: THE URBAN BUILDING, ALBERT STREET, SLOUGH SL1 2BU



SLOUGH

Hotels

- Copthorne Hotel
- Heathrow/Windsor
- Marriott Hotel
- Pinewood Hotel
- The White House
- Baylis House Hotel & Conference Centre
- Furnival Lodge
- Berkshire Rooms @ Slough Apartments
- Travelodge
- Holiday Inn

Bars, Cafes and Restaurants

- Pizza Express
- Pizza Hut
- Nandos
- The Wheatsheaf Pub
- Roosters Piri
- Subway
- The Mango Lounge
- Thai Square
- Costa Coffee
- Starbucks

Gyms

- Nuyuu Fitness
- Montem Leisure Centre
- Activ8 Gym
- easyGym Slough

Shops

- Tesco Superstore
- Sainsbury's Superstore
- T-Mobile
- NatWest
- Marks and Spencer
- WHSmith
- Debenhams
- River Island
- New Look
- Boots
- Next
- O2
- H&M
- Vision Express
- Three
- Dorothy Perkins
- Vodafone
- Carphone Warehouse
- Empire cinema
- Topshop & Topman

WINDSOR

Hotels

- The Harte & Garter Hotel & Spa
- Sir Christopher Wren Hotel & Spa
- Mercure Windsor Castle Hotel
- Clarence Hotel
- Macdonald Windsor Hotel
- The Oakley Court
- The Prince Albert
- Park Farm
- Legoland Windsor Resort Hotel

Shops

- Aquascutum
- French Connection
- Jigsaw
- Whistles
- Jaeger
- Phase Eight
- Mint Velvet
- Hobbs London
- Links of London
- Jo Malone
- Havana House
- Waitrose
- Zara
- Carphone Warehouse
- Marks & Spencer
- River Island
- The Gap

Bars, Cafes and Restaurants

- Starbucks
- Wagamama
- Browns
- Zizzi's
- Bella Italia
- Pizza Express
- The Royal Oak
- Caldesi In Campagna
- Forenza
- Fredricks Hotel & Restaurant
- Riverside Brasserie
- Emperor of India
- Peking Inn
- Puccino's
- Windsor Royal:
 - Carluccio's
 - Cinnamon Café
 - Café Rouge
 - Costa Coffee
 - La Tasca
 - Caffè Nero
 - Gourmet Burger Kitchen

ACCOMMODATION SPECIFICATION

Common Areas Reception/Atrium

Natural stone flooring.
Reception wall decorated with plaster block work.
Solid core/American walnut veneered doors.
The double height reception /atrium provides a reception desk and waiting area.

Lift Installation and Arrangement

3 x 13 person passenger lifts serving reception to seventh floor with group controls.
1 x 13 person fire fighting/goods lift serving basement to seventh floor. Suitable for passenger usage.

WCs/Showers

As shown on floor plans.
Disabled WC facilities provided at all levels.
3 x cycle changing/shower facilities at basement level.
1 x cycle changing/shower facilities at ground level.
Ceramic floor tiles.

Stairs/Stair Lobbies

Balustrading and handrail in painted mild steel.

Office Areas

Fully accessible raised floors with notional 150mm raised floor zone.
Floor to ceiling height of 2750mm.
Perforated metal tiled suspended ceilings.
Ceiling grid 600mm x 600mm.
Planning grid.
LG7 compliant lighting.

Structure

Floor Loadings: 3.5 + 1kN per m² for office floors.

Mechanical Systems

4-pipe fan coil systems which supply air by continuous perimeter linear slot diffusers. Return air returned by ceiling plenums via air handling luminaries and non active linear slots.
Fully automatic BMS control system to control the air conditioning central plant and the office fan coil units.

Central boilers serving office air-conditioning and heating.

Electrical System

Central utility meters with check meters to tenant distribution boards.
Access control system to secure car park entrances and door monitoring to all other doors at ground floor level.

SUSTAINABILITY

The EPC rating of the existing building is currently C with an emission rate of 125 kgCO₂/m². In conjunction with Ramboll, the owners have conducted an analysis to show how modifications to the system could yield the reduction of CO₂ emissions to a rate of 56 kgCO₂/m² and an EPC rating of B. The associated saving in the energy costs of the building could be up to 60% of current expenditure.



Summary specification





Heading up the vision for a substantial, state of the art, mixed use environment, The Urban Building offers over 98,000 sq ft of light and contemporary office space over 8 floors. Situated on Albert Street in the centre of Slough, just off Junction 6 of the M4, the building is extremely accessible and yet it boasts spectacular views of Windsor Castle, Eton and beyond.

Spacious and light, The Urban Building is built to high specifications. The building boasts a stunning double height reception area and atrium.

Ceramic flooring, fully automatic air-conditioning and large uninterrupted open floor plates make for a very attractive and flexible space to work in. As well as parking for 192 cars, The Urban Building is geared up for cyclists with dedicated on-site parking bays plus changing and shower facilities. For those travelling by train, the station is only a five minute walk away, as is the Queensmere Observatory Shopping Centre, which includes a modern gym and multi-screen cinema as well as high street brands, cafes and restaurants.

Light and spacious



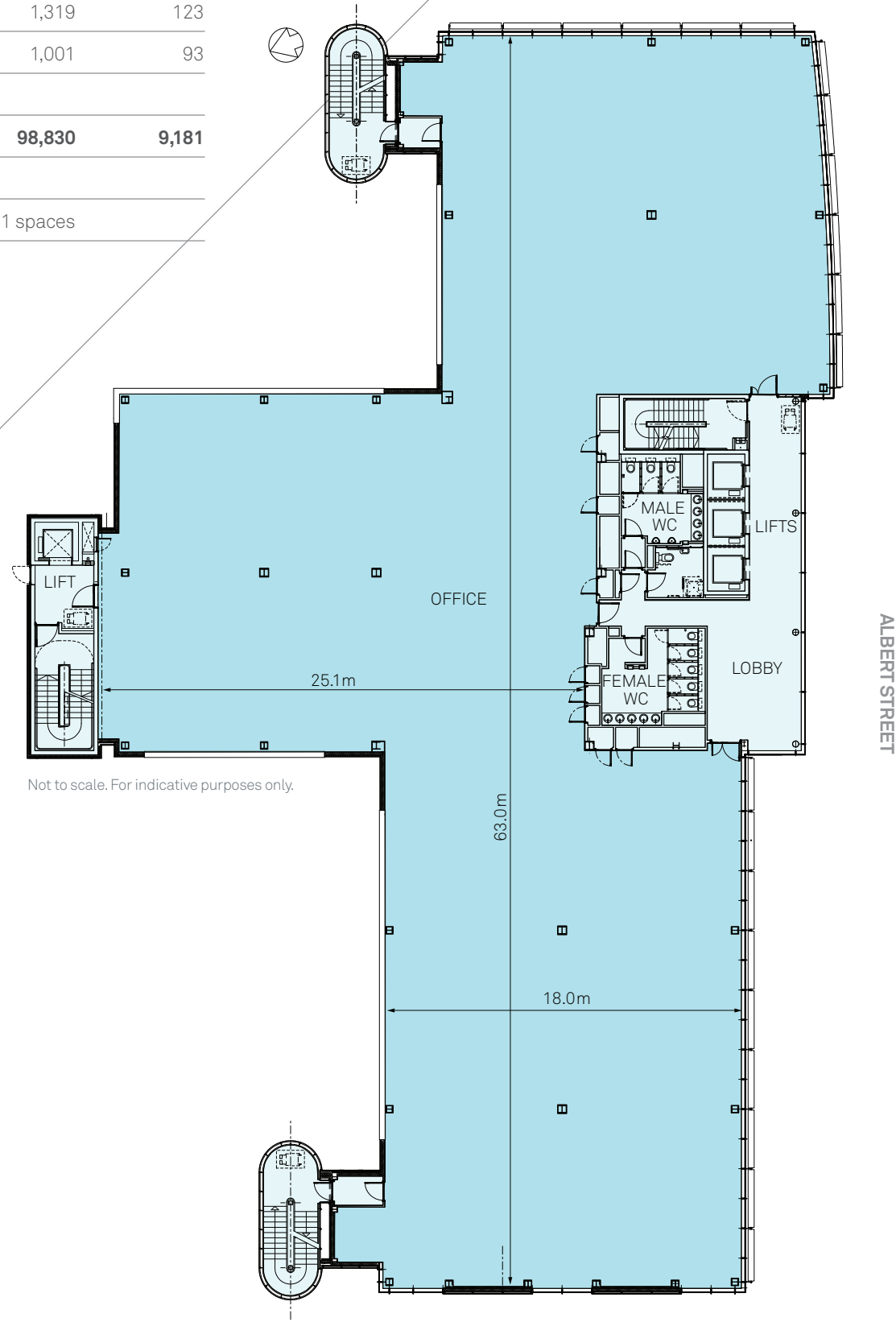
SCHEDULE OF AREAS

	sq ft	sq m
Seventh floor	12,521	1,163
Sixth floor	13,002	1,208
Fifth floor	14,101	1,310
Fourth floor	14,101	1,310
Third floor	14,101	1,310
Second floor	14,101	1,310
First floor	12,991	1,207
Ground floor west	1,592	148
Ground floor east	1,319	123
Ground floor reception	1,001	93
Total	98,830	9,181

Car parking 281 spaces

Approximate net internal areas.

Typical upper floor plan



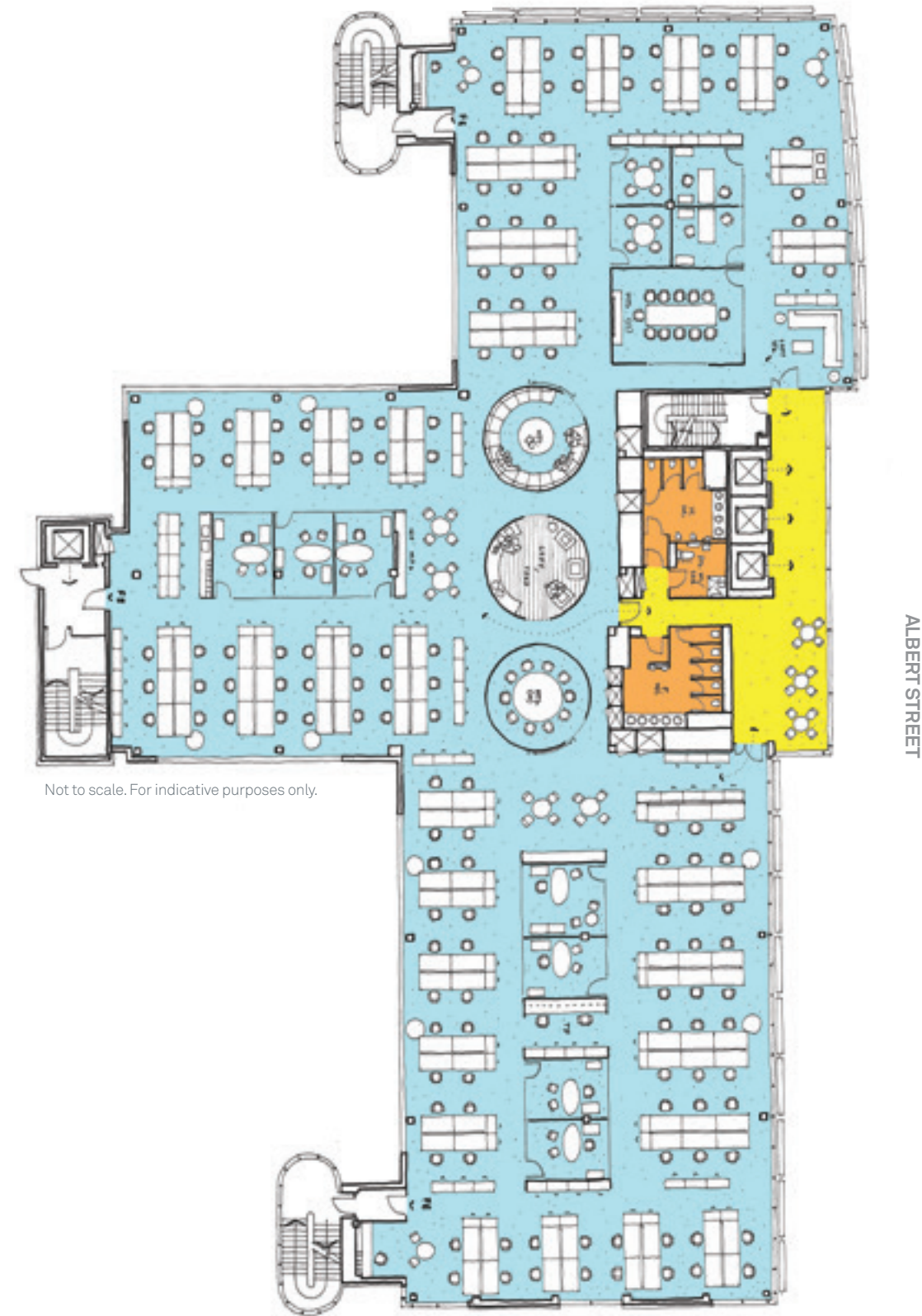
Not to scale. For indicative purposes only.

OPEN PLAN DESKS

Open plan desks (including admin/reception)	144
Cellular offices	9
Meeting rooms	4
Open plan meeting tables	7
Ratio:	1:97 sq ft

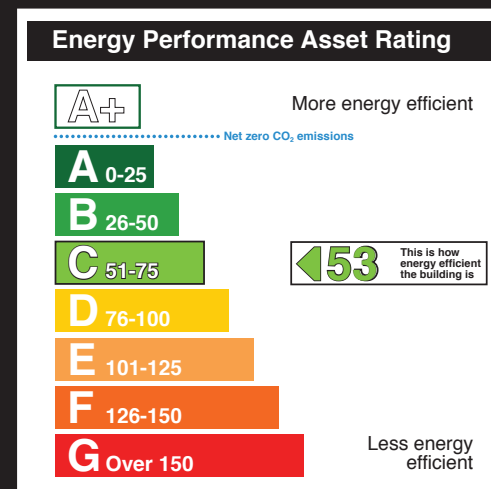
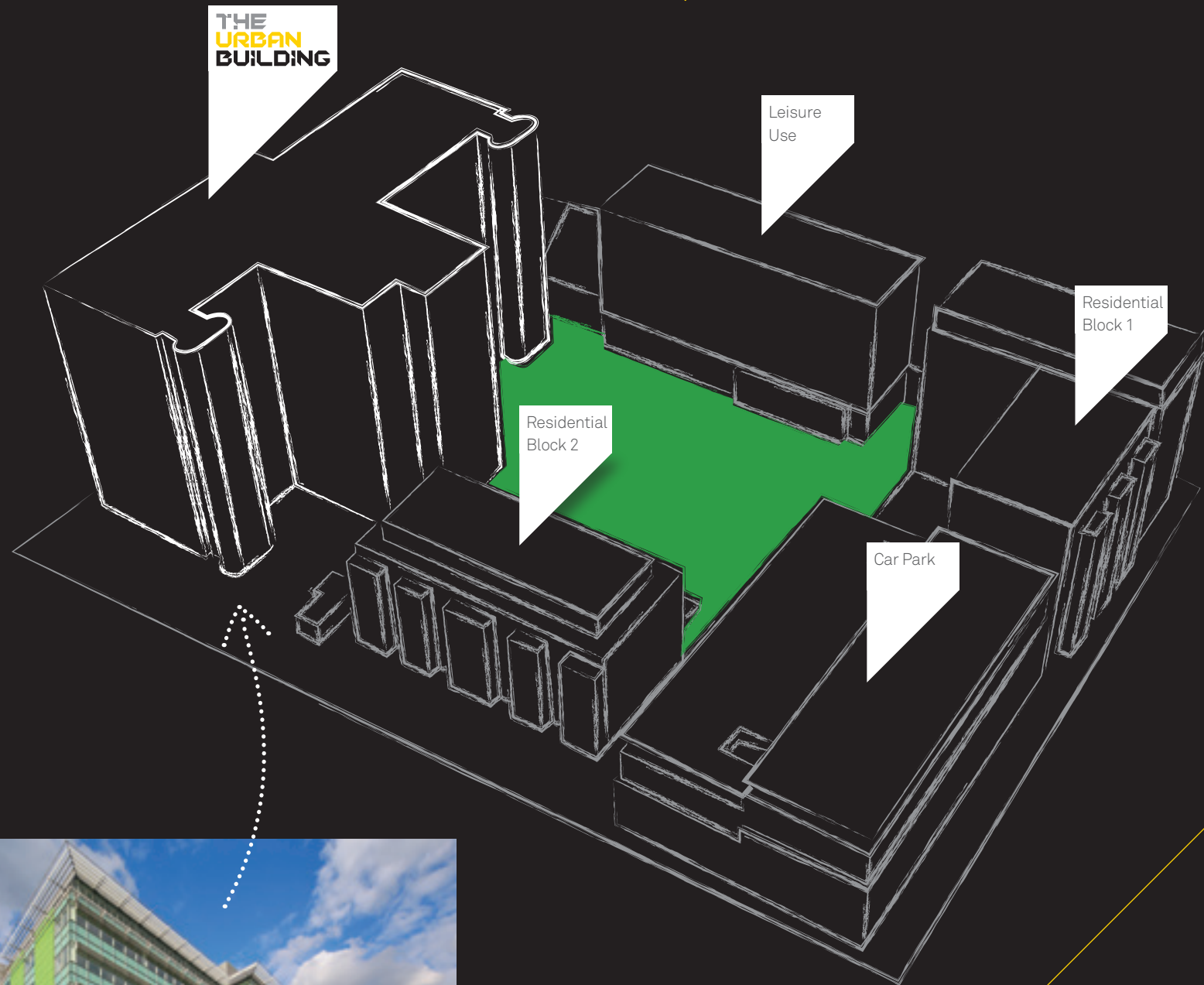
In addition, there is a circular breakout area and a circular hot desking area.

Indicative space plan



Not to scale. For indicative purposes only.

The Vision



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