

BRUNEL HOUSE

UP TO 59,165 SQ FT
GRADE A OFFICE HEADQUARTERS

\ SIR WILLIAM SIEMENS SQUARE, FRIMLEY

\ AN ESTABLISHED OFFICE CAMPUS WITH ON-SITE AMENITIES



BRUNEL HOUSE

59,165 SQ FT GRADE A OFFICE HEADQUARTERS OPPORTUNITY SITUATED WITHIN SIR WILLIAM SIEMENS SQUARE – A LANDMARK OFFICE CAMPUS, LOCATED JUST OVER ONE MILE FROM M3 (JUNCTION 4), FRIMLEY, SURREY



A LANDMARK OPPORTUNITY

Brunel House forms part of a self contained and secure Landmark headquarters office campus set in the affluent town of Frimley, Surrey. The opportunity provides the perfect solution for businesses looking to relocate to an established office location just 1.8 miles from the M3 Junction 4.

With superior road, rail and air connections, a highly skilled catchment population and major multinationals located nearby, such as BAE, Novartis, CSC and IBM, Brunel House offers high specification Grade A office accommodation on flexible terms.

UNRIVALLED CONNECTIVITY

Brunel House is accessed via the Chobham Road at the junction with the A325 Portsmouth Road, which links to the M3. The property is 1 mile (1.6 km) from Junction 4 of the M3 and 12 miles (19 km) south west of Junction 12 of the M25, offering quick access to the UK's national motorway network, airports and only 33 miles (53 km) from Central London.

Rail access is excellent with Frimley and Farnborough railway stations less than 7 minutes drive away. Accessible via the free shuttle service running every 15 minutes at peak times. Providing regular services to London Waterloo, Guildford, Reading and Southampton...

Farnborough Main railway station offers a direct service to London Waterloo in just 36 minutes.

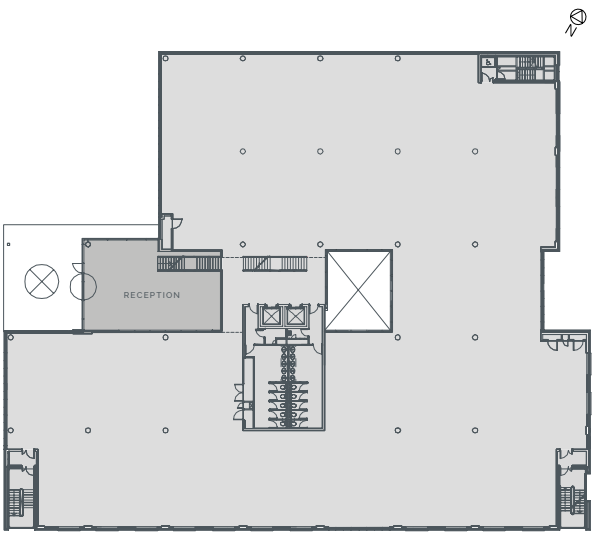
- A Exterior façade of Brunel House
- B Gated entrance to Sir William Siemens Square
- C Full height glazed reception
- D Typical floorspace within Brunel House

- SUPERIOR QUALITY**
Grade A Office Headquarters
- ESTABLISHED OFFICE CAMPUS**
Home to Siemens UK Headquarters
- FAST ACCESS**
Located just 1 mile from M3 (junction 4)
- ENERGY EFFICIENT**
BREEAM rating of "Very Good"
- PROVEN LOCATION**
Local occupiers include BAE Systems, Novartis, CSC and IBM
- FAST CONNECTIONS**
London Waterloo in 36 mins from Farnborough Main
- ON-SITE AMENITIES**
300 seat restaurant, Starbucks Coffee Shop and Nuffield gym
- PARKING PROVISIONS**
On-site multi-storey car park (x:xxx sq ft ratio)

CONSIDERED SPECIFICATION

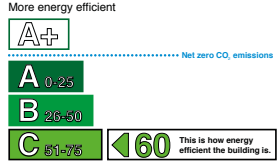
Brunel House provides Grade A office accommodation over ground and 2 upper floors, behind brick and glazed elevations and benefits from full height reception area.

The building benefits from a total of xxx on-site car parking spaces providing an excellent car parking ratio of x:xxx sq ft.



Typical Floorplan (for indicative purposes only)

- Flexible floor plates from 18,700 sq ft
- Four pipe fan-coil air conditioning
- Metal tiled suspended ceilings
- Fully accessible raised floors
- EPC rating "C"
- Excellent car parking and regular shuttle bus
- Shower facilities
- 24/7 site security & car registration recognition cameras
- Office furniture could be made available
- Advanced energy-management systems including passing infra-red lighting and lux-sensor automatically operated window blinds.
- The campus has achieved a BREEAM rating of "Very Good" and won the British Council of Offices 2008 for "fit-out of workplace" South East award.



SECOND FLOOR	19,318 SQ FT	1,795 SQ M
FIRST FLOOR	18,752 SQ FT	1,742 SQ M
GROUND FLOOR	18,700 SQ FT	1,737 SQ M
RECEPTION	2,395 SQ FT	223 SQ M
TOTAL	59,165 SQ FT	5,497 SQ M

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following approximate net internal areas:

ON-SITE CONVENIENCE

The campus offers a 300 seat restaurant, Starbucks Coffee Shop, executive guest lounge, convenience shop and fully equipped gym. Brunel House is also conveniently located just a short walk to Frimley Town centre with all its town centre amenities.



BRUNEL HOUSE

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DRIVING DISTANCE

M3 (junction 4)	1.8 miles
M3 (junction 4a)	3.7 miles
M3/M25 Interchange	13.2 miles
M4 (junction 10)	14.3 miles
London Heathrow Airport	20.8 miles
London Gatwick Airport	44.8 miles
Reading	20.2 miles
Central London	38.3 miles



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