

Inspired by nature – the  
Thames Valley's most  
sustainable office park

#### VITAL STATISTICS

**Building type:** Business Park

**Location:** Wooburn Green

**Phase 1 sq ft:** 64,000 sq ft

**Phase 2 sq ft:** 123,000 sq ft

**Agents:** Savills / Strutt & Parker

**BREEAM rating:** Excellent

Glory Park


[www.glorypark.co.uk](http://www.glorypark.co.uk)



another development by **properties**

**GLORY  
PARK**





Glory Park has a rich history of commerce and innovation which dates back to the late 13th Century. The Park gets its name from John de la Gloria who built his Glory Mill on the site, beginning a long tradition of papermaking in the Wye Valley.

Today Glory Park offers a new generation of sustainable state-of-the-art office buildings located within one mile of the M40 and within seven miles of the centres of Beaconsfield, Marlow, Maidenhead, High Wycombe, Slough and Amersham.

The Chiltern Hills rise up behind the Park and are the source of two natural waterways. The River Wye and a spring-fed chalk stream have been reclaimed following the site's industrial past and now provide natural habitats for native flora and fauna, creating a uniquely tranquil environment which occupiers can enjoy.

Following the construction of Phase 1 at Glory Park, **Building A1** has been sold as the impressive new headquarters for Paradigm Housing Association. **Building A2** has been let in its entirety to Pharmanet – a High Wycombe based company – who have decided to upgrade their accommodation. The top floor of **Building A3** has been let to Fulcrum Pharma who have consolidated operations from offices in Hemel Hempstead and Wokingham. That such high-profile occupiers have been attracted to Glory Park in this challenging economic climate is living proof that high-quality, energy-efficient buildings constructed by BAM Properties can be combined with ecological needs to work successfully together.

**GLORY  
PARK**





← A1—SOLD TO PARADIGM  
HOUSING ASSOCIATION

↓ A2—LET TO PHARMANET



↓ A3—PART-LET TO  
FULCRUM PHARMA

Glory Park Phase 1



## Park ethos

Glory Park’s design reflects its high-quality semi-rural environment; the result is a strong identity and unmistakable sense of place. The buildings themselves have been carefully grouped to create a focal point around an open public area, with a series of developments leading to the rear of the Park fronting the river. Structural and soft landscape work together to create the ambience of pavilions in parkland. Car parking is discreetly located behind the individual buildings, while a series of generous open spaces along the central spine road culminate in a new river crossing.

## Office opportunity

Phase 1 is completed and comprises buildings A1, A2 and A3. The remaining plots B and C have planning consent and can accommodate bespoke requirements for 47,425 sq ft and 75,584 sq ft respectively. When completed Glory Park will comprise over 180,000 sq ft NIA.

All the buildings at Glory Park are designed to minimise their environmental impact during occupation, without compromising the quality of the offices for users. This is achieved through clever design to reduce solar gain and heat loss which results in lower energy consumption and thus lower utility bills for occupiers.

Further information on availability at Glory Park can be found in the inserts contained in the back of this brochure.

### Plot B

Plot B has detailed consent for a headquarters office building arranged over three floors, set around a central core. The building will provide a Grade A office environment being heated and cooled by a 4 pipe fan coil system that will allow sub division to suit the occupiers needs.

Net Internal Area	Sq m	Sq ft
SECOND FLOOR	1,439	15,489
FIRST FLOOR	1,444	15,543
GROUND FLOOR	1,450	15,607
RECEPTION	73	786
<b>TOTAL</b>	<b>4,406</b>	<b>47,425</b>
165 CAR PARKING SPACES	(1:287 SQ FT)	



### Plot C

Plot C has detailed consent for a headquarters office building arranged over four floors, set around a central core. The building will provide a Grade A office environment being heated and cooled by a 4 pipe fan coil system that will allow sub division to suit the occupiers needs.

Net Internal Area	Sq m	Sq ft
THIRD FLOOR	1,685	18,137
SECOND FLOOR	1,794	19,310
FIRST FLOOR	1,700	18,299
GROUND FLOOR	1,708	18,385
RECEPTION	135	1,453
<b>TOTAL</b>	<b>7,022</b>	<b>75,584</b>
258 CAR PARKING SPACES	(1:292 SQ FT)	



## Phase 2

**Phase 1 – completed**

**Building A1**

Sold to Paradigm Housing  
Association  
[www.paradigmhousing.co.uk](http://www.paradigmhousing.co.uk)

**Building A2**

Let to Pharmanet  
[www.pharmanet.com](http://www.pharmanet.com)

**Building A3**

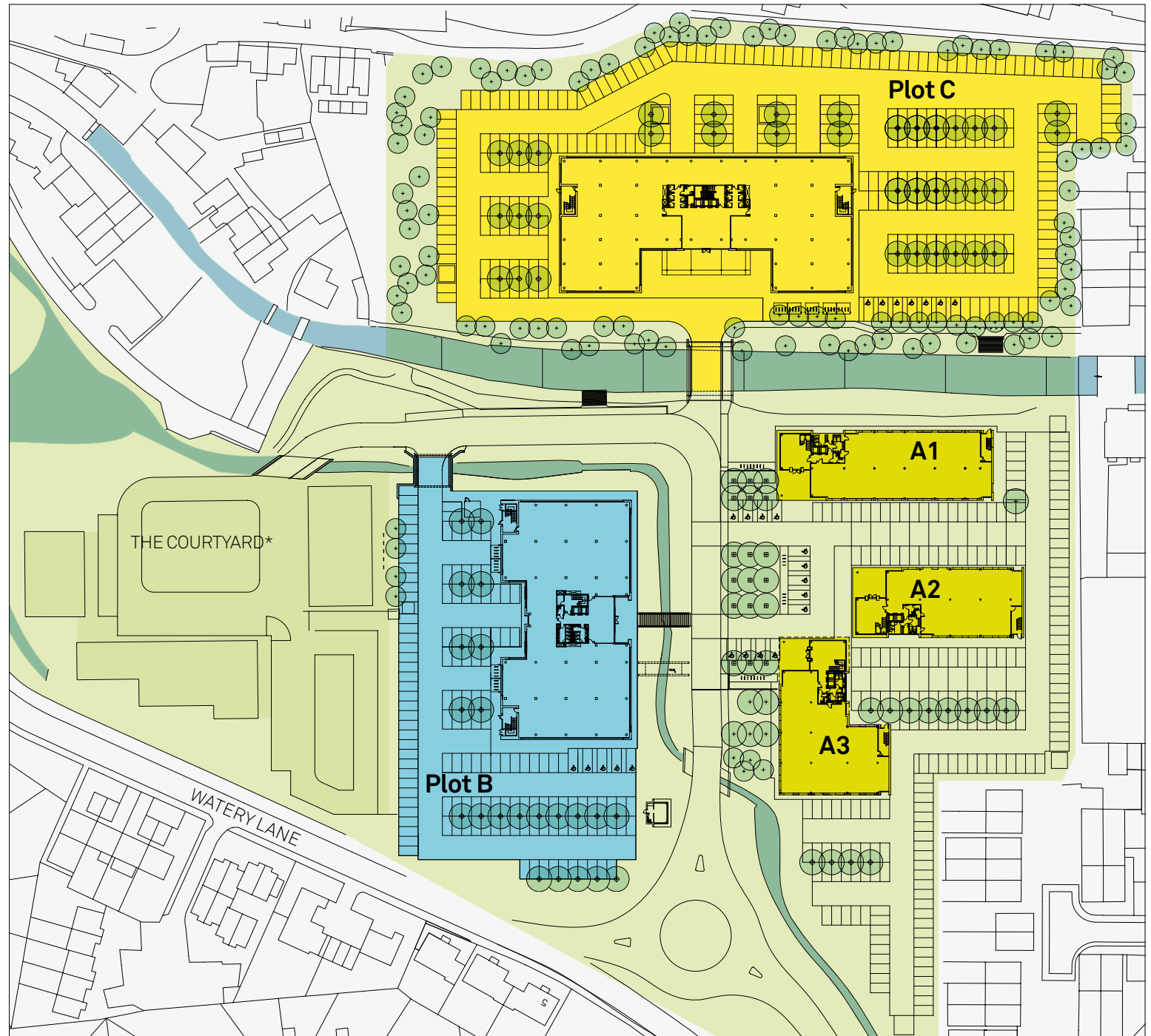
Second Floor Let to  
Fulcrum Pharma  
[www.fulcrumpharma.com](http://www.fulcrumpharma.com)

**Plot B**

Consent for up to 47,425 sq ft  
NIA – available to pre-let  
165 car parking spaces (1:287 sq ft)

**Plot C**

Consent for up to 75,584 sq ft  
NIA – available to pre-let  
258 car parking spaces (1:292 sq ft)



\*The Courtyard is a separate small unit development of nine self-contained offices and is in separate ownership to the main Park



FROM LEFT TO RIGHT, BUILDINGS  
A1, A2 AND A3. ALL EITHER SOLD,  
LET OR PART-LET



## BAM has an innovative sustainability policy

### BREEAM Rating – Excellent 70.76%\*

\*Average over Buildings A1, A2 and A3.

It is our intention to provide the same or better environmental performance for the buildings on Plot B and C.

BAM Properties has invested to achieve a BREEAM 'Excellent' rating on all three first phase buildings, bringing significant benefits to occupiers and reducing the environmental impact of their offices.

BREEAM is the leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the measure to describe a buildings environmental performance.

#### **Buildings A1, A2 and A3 at Glory Park have all gained an 'Excellent' rating. How was this achieved?**



##### **Water 4/6**

Credits are awarded for good practice measures in relation to both the control of water consumption and incorporation of water saving devices such as aerated taps and leak detection systems.



##### **Transport 13/15**

Proximity to rail and bus routes as well as cycle parking, showers and locker rooms secured credits in this category.



##### **Land Use and Ecology 8/10**

Credits were gained for reusing the land following its industrial past, reclamation of the waterways and re-establishing a natural habitat with thousands of new plants.



##### **Materials and Waste 2/12**

This section measures waste and recycling of materials. Limited credits were available as the site was cleared prior to purchase leaving little recyclable material.



##### **Pollution 6/15**

Marks were awarded for the remediation of the land following previous heavy industry, minimising water course pollution and flood risk.



##### **Energy 13/18**

Credits were awarded to the buildings for out-performing Building Regulation targets on CO<sub>2</sub> emissions. This is achieved through efficient design – reducing the energy required to heat and cool the building – resulting in lower running costs compared to standard buildings.



##### **Management 9/9**

BAM achieved full credits in this section for the way it minimised the impact of construction by obtaining high Considerate Contractors scores and ensuring that all timber was from certified sources. A Building Management System and Users Guide will help owners and occupiers to achieve optimal building performance.



##### **Health and Wellbeing 10/13**

On average we spend 90% of our time in buildings, therefore the control of the internal environment is important. Glory Park scores credits in the following categories; acoustic performance, thermal zoning/comfort, glare control, ventilation rates, internal air pollution, lighting zones, lighting frequency, and internal lighting levels.



##### **Energy Performance Certificate – Rating B**

Thermal models demonstrate that buildings A1, A2 and A3 will use one fifth of the energy compared to similar buildings built in the 1990s resulting in a significant reduction in energy costs and carbon emissions.







FROM LEFT TO RIGHT: BUILDINGS  
A2 (LET TO PHARMANET) AND A3  
(PART-LET TO FULCRUM PHARMA)



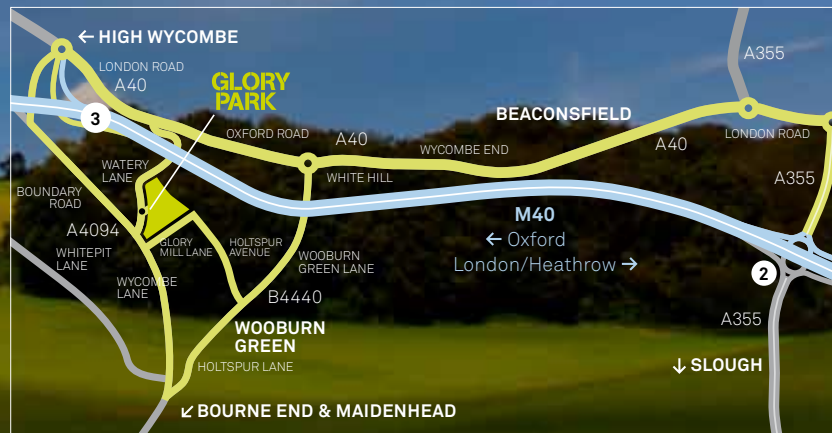


## Where is Glory Park?

In recent years, thanks to its excellent transport links, the picturesque Wooburn Green area has become a successful location for businesses in the Thames Valley. Glory Park is within a mile of the national motorway network. The nearest mainline stations are Beaconsfield (3.5 miles) and High Wycombe (4.4 miles). Other local stations include Bourne End (2.4 miles) and Marlow (5.9 miles). Heathrow Airport is approximately 30 minutes drive from Glory Park.



SAT NAV REF: HP10 0AP



## Getting to Glory Park

### By car – road connections\*

- > M40 J3 less than 1 mile
- > M4 J7 – 7.5 miles
- > A404(M) – 4.5 miles
- > M25 J16 – 8.5 miles.

### Nearby towns\*

- > Beaconsfield – 3 miles
- > High Wycombe – 4 miles
- > Marlow – 5 miles
- > Amersham – 6 miles
- > Slough – 7 miles
- > Maidenhead – 7 miles
- > Henley – 10 miles.

### Car parking

Glory Park has an exceptional car parking allowance, averaging one space for every 290 sq ft. This compares very favourably against similar new Thames Valley offices. Spaces will be demised in the external parking areas around the first phase buildings.

There is an active Green Travel Plan at Glory Park which encourages car-sharing.

### By train

- > Beaconsfield to London Marylebone  
30 minutes (Chiltern)
- > Beaconsfield to London Paddington  
49 minutes (Chiltern)
- > High Wycombe to Birmingham Snow Hill  
1 hour 40 minutes (London Midland)
- > Maidenhead to London Paddington  
25 minutes (Great Western)
- > Slough to London Paddington  
30 minutes (Great Western)
- > Bourne End to Maidenhead  
11 minutes (Great Western).

### By Bus

Bourne End Station – 10 minutes.  
High Wycombe – 25 minutes.  
Maidenhead – 30 minutes.

\*All distances are approximate





## Around Wooburn Green

The local area enjoys a range of amenities, including shops, restaurants, pubs, hotels and leisure facilities.

### David Lloyd Health Club

The area's premier health and racquets club is a few minutes walk away from Glory Park. The facility also has a café and crèche.

### Hotel and golf clubs

There are also a number of hotels within easy reach including the superb 5★ Cliveden Hotel, the 4★ Burnham Beeches and 3★ Grovefield House hotels. The Wycombe Heights and Stoke Park golf courses are just a few miles away.

### Shopping and restaurants

The nearby centres of Wooburn Green, Beaconsfield, Bourne End and Marlow offer a range of retail outlets, pubs and restaurants. The Eden shopping centre at High Wycombe comprises 850,000 sq ft of retail and leisure facilities including House of Fraser and Marks and Spencer. John Lewis and Tesco are also close by.

1 5  
2  
3  
4 6 7

1 OLD BEACONSFIELD  
2 VILLAGE GREEN  
3 EDEN SHOPPING CENTRE  
4 WYCOMBE HEIGHTS GOLF COURSE  
5 RIVER THAMES AT BOURNE END  
6 DAVID LLOYD CLUB  
7 20M POOL AT DAVID LLOYD CLUB



## BAM Properties – about us

BAM Properties is a leading player in the UK property development market. We are known for high specification developments in the corporate and retail markets that create value for investors. Our high-quality, sustainable developments also bring benefits to the businesses and people who occupy them.

We are the commercial property development arm of BAM Construct UK Ltd, a major construction services company with a turnover exceeding £1 billion a year, which also engages in construction, design, and facilities management. BAM Construct is part of Royal BAM Group, a worldwide construction services company with a turnover in excess of €8 billion and listed on Euronext Amsterdam.

With staff based in offices throughout the UK, BAM Properties' key strength is our nationwide reach combined with detailed local knowledge of the market. Added to this is the backing and resources of the Royal BAM Group.

BAM Properties has developed over 2.5m sq ft over the past 25 years. Our strength lies in our ability to read the market astutely, to anticipate future trends and demands and always delivering what we say we will deliver.

[www.bam.co.uk](http://www.bam.co.uk)



## Contact

### **JOHNNY BRAY – SAVILLS**

T: 020 7409 8119

[jbray@savills.com](mailto:jbray@savills.com)

### **JEREMY RODALE – STRUTT & PARKER**

T: 020 7629 7282

[jeremy.rodale@struttandparker.com](mailto:jeremy.rodale@struttandparker.com)

### **CLWYD ROBERTS – BAM PROPERTIES**

T: 020 7374 3668

[croberts@bam.co.uk](mailto:croberts@bam.co.uk)

Terms available on request

SatNav ref: HP10 0AP

# GLORY PARK

[www.glorypark.co.uk](http://www.glorypark.co.uk)