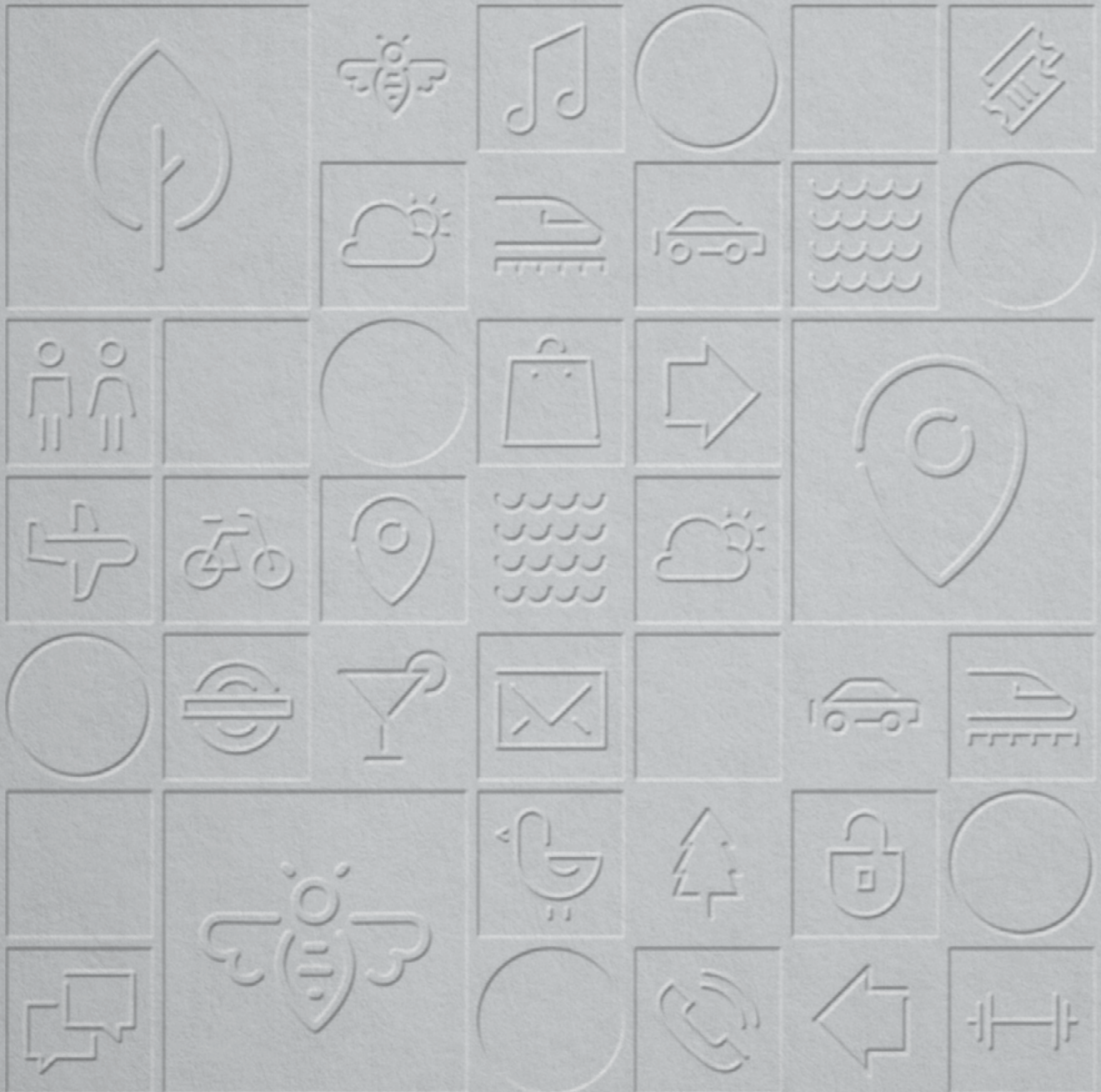


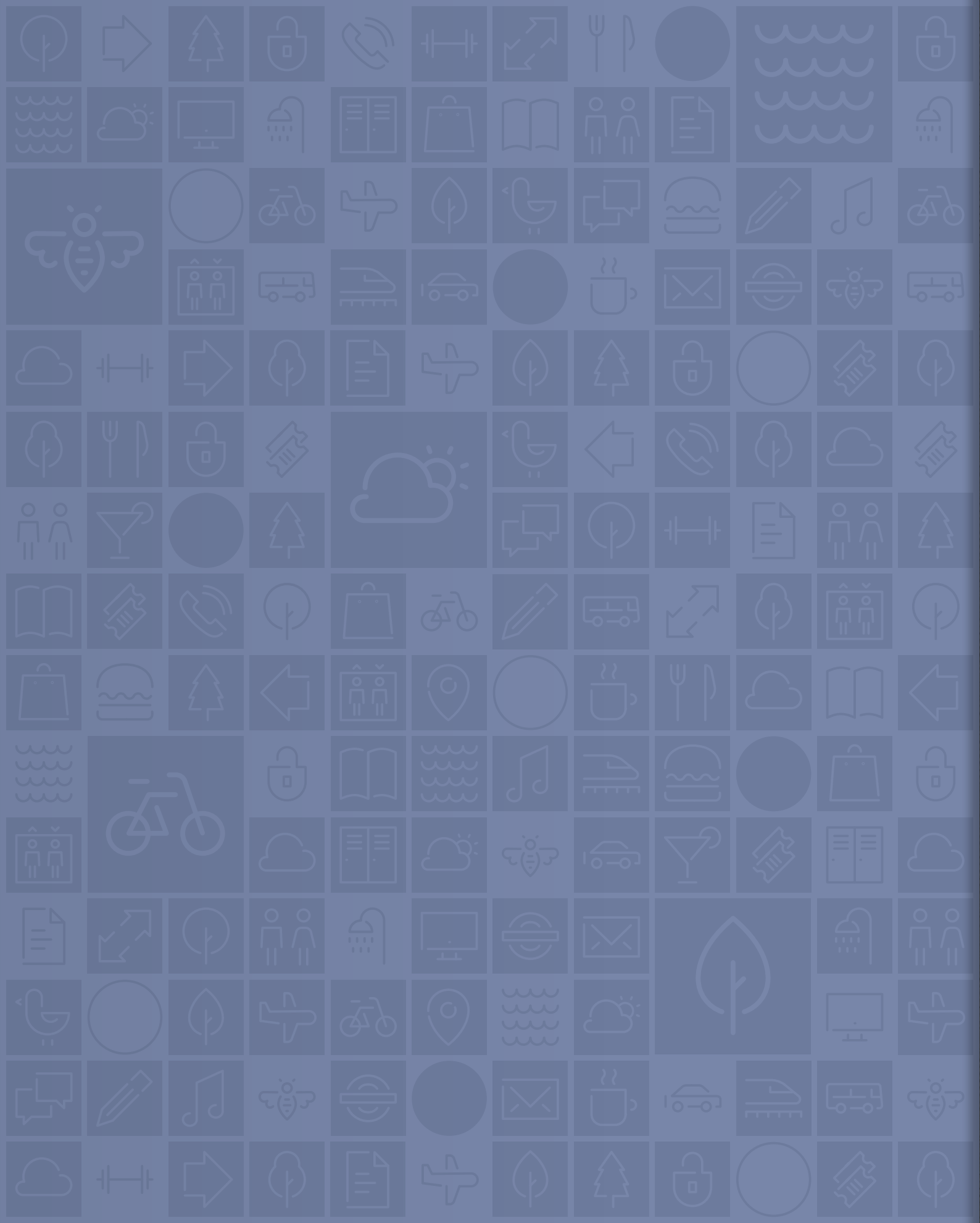


Uxbridge Business Park



04





Uxbridge Business Park



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The complete work environment

At Uxbridge Business Park everything works together. New, premium office space, exceptional connectivity, town centre amenities and a tranquil parkland setting offer the complete work environment. Now available is Building 04: a contemporary office space that delivers an impressive 77,520 sq ft. This can be leased as an entire HQ, as individual floors or a part of one floor. Discover how Uxbridge Business Park can work for you.

 **BUILDING 04** This brand new development is one of two exceptional office spaces now ready for occupation on the Park.

SECTION 01

Tranquillity

50 Acres of green, landscaped parkland provide an attractive environment in which your business can thrive and grow. Pull up a deck chair, go for a run or catch a game of football on one of the park's sports pitches; all this fresh air can't fail to give productivity a boost. But don't let the tranquillity fool you – despite the green fields the park has great connections and a vibrant town centre just minutes away.

THE PARK

The natural setting with an urban buzz

Uxbridge Business Park boasts impressive connectivity credentials for such a green and pleasant setting. On top of its proximity to road, rail and air connections, you'll find the Park has an excellent car parking ratio, and even a helipad for those who choose to arrive in style. If you need more reasons to breathe easy, your business will be well catered to by the dedicated management team, including 24/7 on-site security.



IMAGE Building 04 is set within beautifully landscaped grounds, complete with established trees, flower beds, and even a few beehives.

BUILDING 04

UXBRIDGE STATION

PARK MANAGEMENT





01



02

- 01 Beautifully landscaped grounds
- 02 Working with a change of scene
- 03 View of Building 03
- 04 Peaceful waterside setting



04

03



Park Community

Our full time Community Manager organises a varied range of Park-wide services and activities, including language classes, HIIT sessions and a lively calendar of social events.



01



02



04

03



- 01 Organised sport activities
- 02 Outdoor summer events
- 03 Lunchtime exercise sessions
- 04 Social drinks

SECTION 02

Connectivity

Uxbridge Business Park puts your company at the heart of where you need to be, whether travelling by car, bike, bus, tube or plane. Take the Piccadilly or Metropolitan line straight to Central London from Uxbridge Underground Station. Our dedicated shuttle bus runs every 10–15 minutes between the tube and the park, whilst those travelling further afield will be pleased that Heathrow Airport is just 7 miles away.

AN IDEAL LOCATION

The local transport hub with global connections

Building 04 is ideally situated just 1.5 miles from the M40 motorway, putting your business at the centre of the national motorway network. Reading and Oxford can be reached in under an hour, whilst the A40 takes you straight into central London in just 35 minutes. To add to that, the Elizabeth Line at West Drayton (2019), and Denham mainline station are a short hop away. This kind of connectivity is hard to find amongst such green, tranquil surroundings.



IMAGE One of the key benefits of moving your business to Uxbridge Business Park is its proximity to Uxbridge Tube Station, served by the Metropolitan and Piccadilly Lines.



UXBRIDGE LIFESTYLE

The town centre with everything you need

From wining and dining to staying active and energised, Uxbridge has a lot to offer. Hungry? Choose from a wide range of restaurants, bars, country pubs and cosy cafés. For a spot of retail therapy take a wander through the many shops and outlets that Uxbridge town centre has to offer. If you're looking to keep fit, try one of the town's many gyms or the sports centre.



IMAGE Choose from a wide selection of restaurants, bars and famous country pubs, or pick one of many cosy cafés for a quick pick-me-up.





01



04



06



02



03

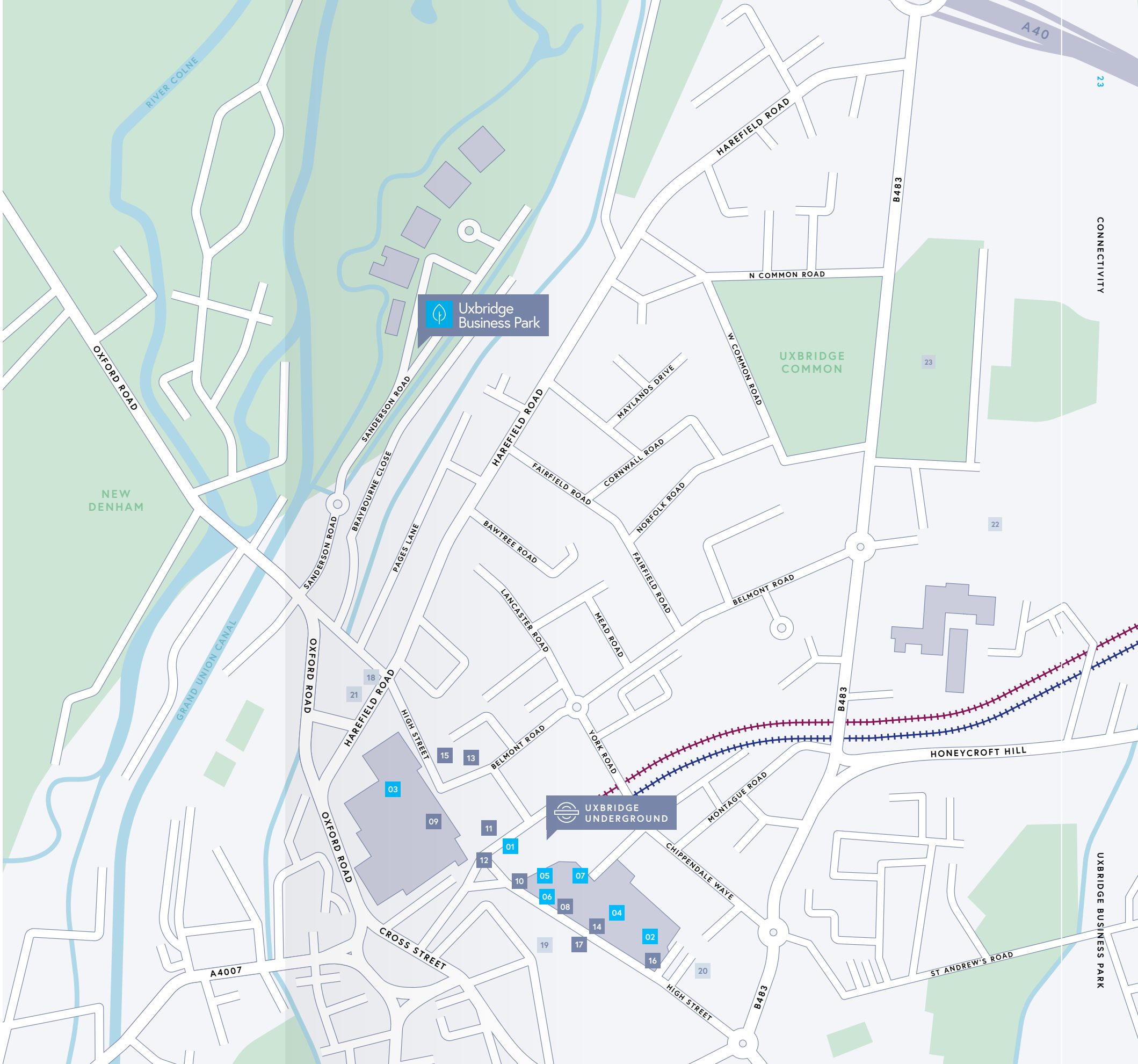


05

- 01 One of Uxbridge's many cafés
- 02 Grab a cheeky burger after work
- 03 Choose from a range of bars and pubs
- 04 Indulge in a little lunchtime shopping
- 05 Discover a good choice of sports facilities
- 06 The High Street has a lot to offer

LOCAL AMENITIES

| | | |
|-------------------------------------|--|----|
| SHOP | | |
| Boots | | 01 |
| Debenhams | | 02 |
| TK Maxx | | 03 |
| Office | | 04 |
| Pandora | | 05 |
| Aldo | | 06 |
| Next | | 07 |
| EAT/DRINK | | |
| Caffè Nero | | 08 |
| M&S | | 09 |
| Starbucks | | 10 |
| Five Guys | | 11 |
| Harris + Hoole | | 12 |
| Prezzo | | 13 |
| Wagamama | | 14 |
| ASK Italian | | 15 |
| The Slug & Lettuce | | 16 |
| Red Iron Burgers | | 17 |
| KEEP ACTIVE | | |
| Rush Fitness | | 18 |
| TruGym | | 19 |
| active4less | | 20 |
| SimplyGym | | 21 |
| Hillingdon Sports & Leisure Complex | | 22 |
| Uxbridge Sports Club | | 23 |



SECTION 03

Exclusivity

This is an exclusive location with a vibrant community, and importantly an environment under single ownership ensuring the highest quality consistently. It is truly an uplifting environment where people enjoy a great work/life balance, assisted by our full time Community Manager who with our partners provides a full suite of services from car valets through to yoga classes.

EXCLUSIVE LOCATION

The exclusive location with a vibrant community

The Park is already occupied by three major blue chip organisations: Amgen, Mondeléz and Bristol-Myers Squibb. Each requiring impressive new HQ buildings, they chose to locate their companies at Uxbridge Business Park. We delivered brand new, bespoke fit-out solutions, from which hundreds of employees now benefit. Hear from members of our established business community, and see how your company could fit into this vibrant business neighbourhood.



IMAGE You'll be in good company at Uxbridge Business Park. Our existing occupiers will testify to the quality of the working environment we provide.



BUILDING 05

AMGEN

BRISTOL-MYERS SQUIBB

MONDELÉZ

BUILDING 04



MEET THE NEIGHBOURS

AMGEN BUILDING 01

Amgen discovers, develops, manufactures and delivers innovative human therapeutics. A leader in biotechnology since 1980, Amgen was one of the first companies to realise the new science's promise by bringing safe, effective medicines from lab, to manufacturing plant, to patient.



BRISTOL-MYERS SQUIBB BUILDING 02

Bristol-Myers Squibb is a global BioPharma company focused on its mission to discover, develop and deliver innovative medicines that help patients prevail over serious diseases.



MONDELÉZ BUILDING 03

One of the world's largest confectionary brands, Cadbury was founded back in 1800. Since the launch of Cadbury's Dairy Milk in 1905, it has been the UK's favourite chocolate brand. In 2011 Kraft acquired Cadbury and in 2013 the group rebranded to Mondelēz.



SECTION 04

Flexibility

Building 04 is a brand new space offering a generous 77,520 sq ft. It has been designed to a market-leading specification, with impressive sustainability credentials and a focus on staff wellbeing. The building provides large, uninterrupted floorplates with views out onto the surrounding green landscape. Read on to learn more about this truly contemporary work space.

THE BUILDING

The office space with tailored flexibility

An impressive, self-contained, HQ-style building set over three levels and boasting 77,520 sq ft of superbly designed space. A triple height reception creates a real statement, whilst nearly 200 car parking spaces ensure that employees and guests travelling by car are well catered for.



IMAGE Building 04 provides an efficient environment in which employees can thrive. The space offers room to grow and the flexibility to adapt it to your needs.







OPPOSITE Southern Elevation
ABOVE Building 04 Reception entrance



01

- 01 Building 04 Reception
- 02 Staircase detail
- 03 Bathroom finishing
- 04 Floor two
- 05 Triple height reception

02



03

04



05



SPECIFICATION

The efficient space with a focus on wellbeing

EFFICIENCY

Building 04 has been considerably designed to meet the high performance and energy efficiency standards of modern business. The building's striking architecture and its advanced specification have been honed to produce a highly efficient work environment, with an emphasis on occupant wellbeing.

SCHEDULE OF AREAS

| FLOOR | SQ FT | SQ M |
|--------------|--------|-------|
| Second Floor | 25,177 | 2,339 |
| First Floor | 25,177 | 2,339 |
| Ground Floor | 25,217 | 2,342 |
| Reception | 1,949 | 181 |
| TOTAL | 77,520 | 7,201 |

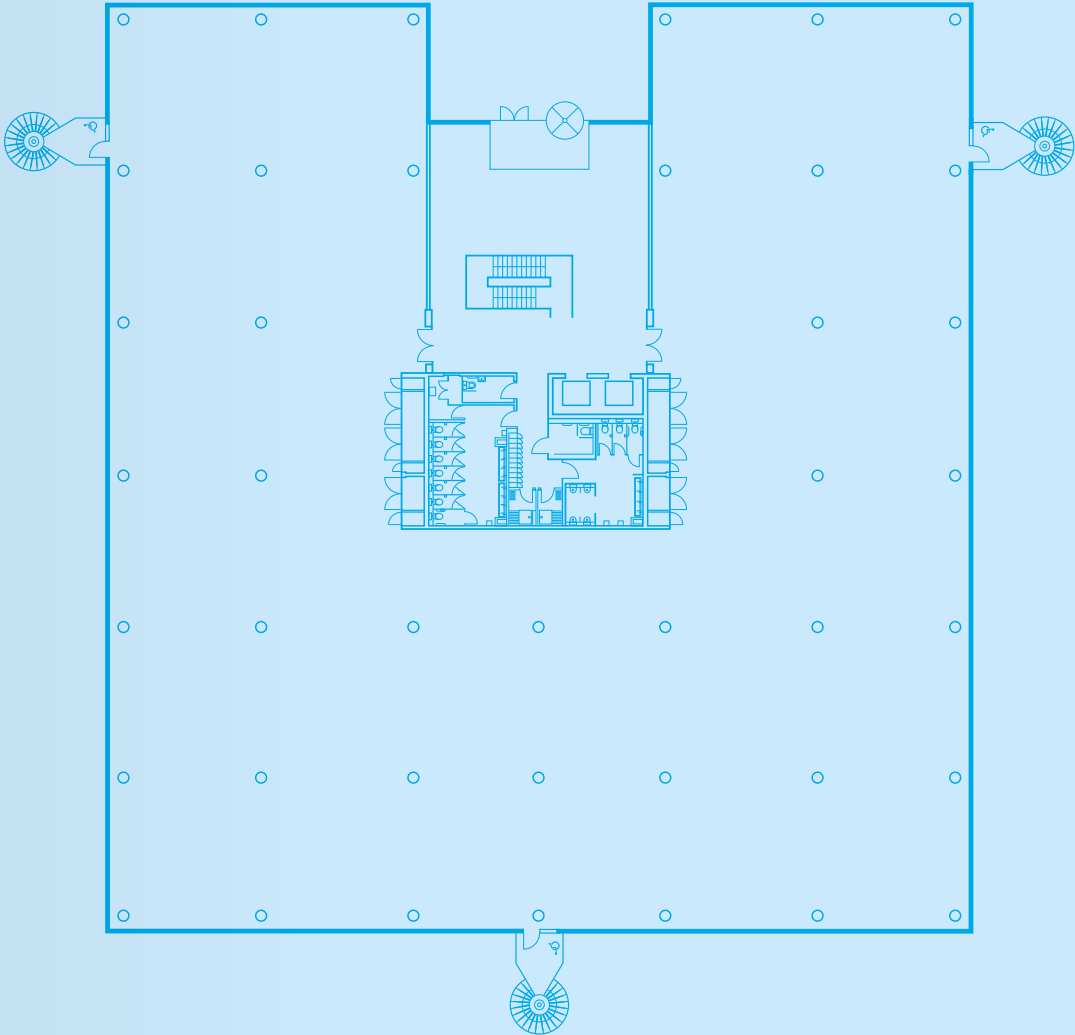
APPROXIMATE NET INTERNAL AREAS

SUMMARY SPECIFICATION

- Triple height reception
 - Two 13 person passenger lifts
 - Four pipe fan coil comfort cooling system with high efficiency chillers
 - LED lighting, Presence/absence detection
 - Perimeter daylight dimming controls
 - 600 x 600mm metal ceiling tiles
- Raised access floors with 150mm clear void
 - High performance glazing with soft solar coating
 - BREEAM 2011 rating of 'Very Good'
 - EPC rating B
 - 8 showers, with lockers
 - 198 car parking spaces (1:381 sq ft net)

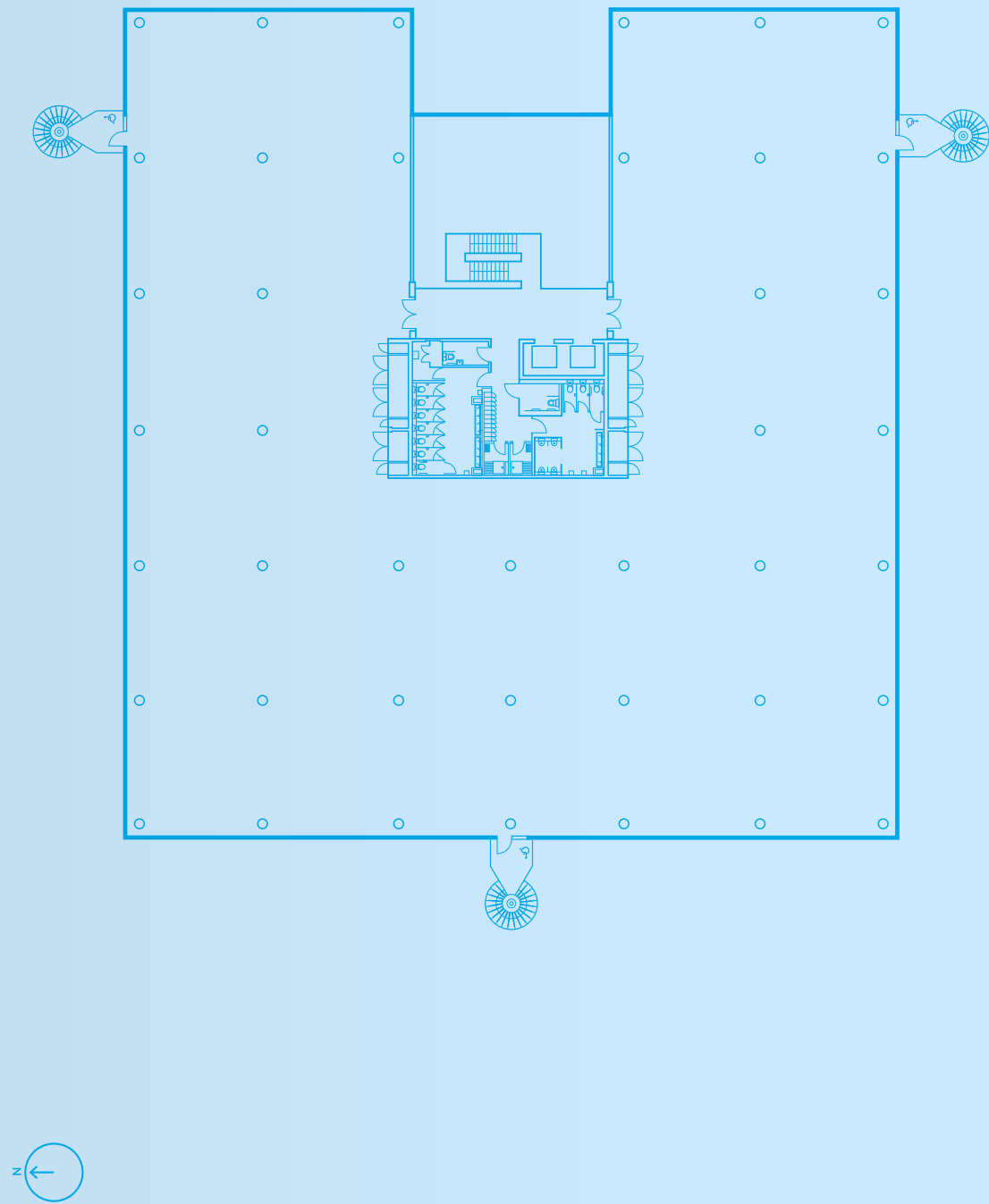


FLOOR G
25,217 SQ FT / 2,342 SQ M

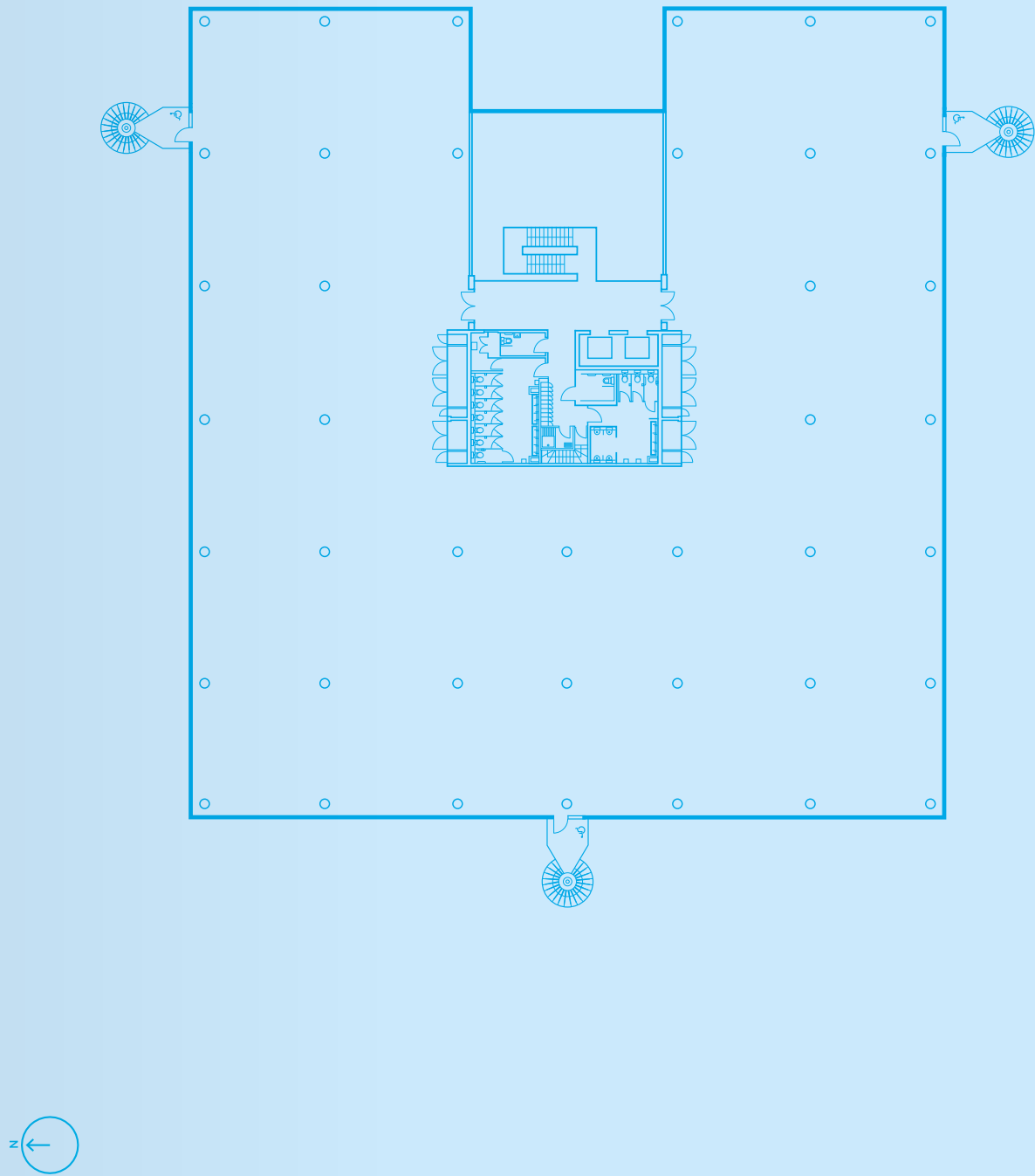


RECEPTION
1,949 SQ FT / 7,201 SQ M

FLOOR 1
25,177 SQ FT / 2,339 SQ M



FLOOR 2
25,177 SQ FT / 2,339 SQ M



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DEVELOPER



Arlington is a developer and investor of regional offices and logistics within the UK. Our aim is to create a large scale sustainable portfolio of exceptional business locations, which represent a place to attract, nurture and retain the very best talent for your company.

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