

234

BATH ROAD  
SLOUGH

22,393 - 73,746 SQ FT  
Q2 2016



234 BATH ROAD IS A DRAMATIC NEW  
OFFICE BUILDING OF 73,746 SQ FT,  
NOW UNDER CONSTRUCTION AND  
READY FOR OCCUPATION Q2 2016.









## DRAMATIC

The building's triple height entrance hall creates a memorable impression of space.

An elegant external colonnade leads to the full height reception via a soaring curtain wall of glass. The strong visual connection between the internal atrium and the external colonnade creates a sense of volume and space that delivers an exceptional arrival experience.

Wrapped on three sides by its floor-to-ceiling glazing, the reception provides a dramatic welcome to visitors and staff alike and makes a striking corporate statement.





## PROFILE

A landmark location that provides the perfect platform for your brand.

Highly visible from the A4 Bath Road, the building offers an outstanding branding opportunity for the corporate occupier.

This is a prominent new landmark location on the Bath Road, which is widely recognised as home to one of the UK's strongest clusters of international HQ buildings.

The building's external treatment is designed to create a strong visual presence during daylight hours, and after dark, its triple height atrium will be flooded with light, providing further branding potential.



# CONNECTIVITY

A unique combination of integrated transport options with Central London and Heathrow both less than 20 minutes away.

Located on the M4 motorway, with fast and direct access to the M40 and the M25, Slough has excellent road connections.

Served by both junctions 6 and 7 of the M4, this is a location favoured by corporate occupiers for its accessibility. By car, the M25 motorway is less than seven miles away, Heathrow less than nine miles and the West End 23 miles.

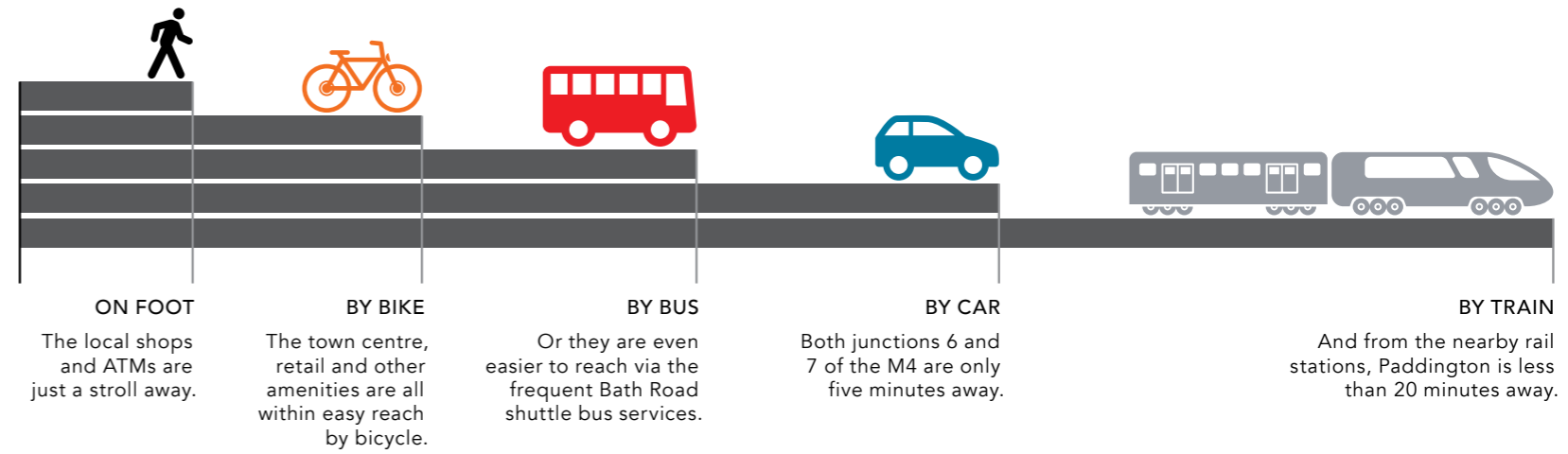
By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes.

Crossrail will be operational from 2018 and 234 Bath Road will be served by both Burnham and Slough stations, providing fast, direct and convenient access to Central London and The City.

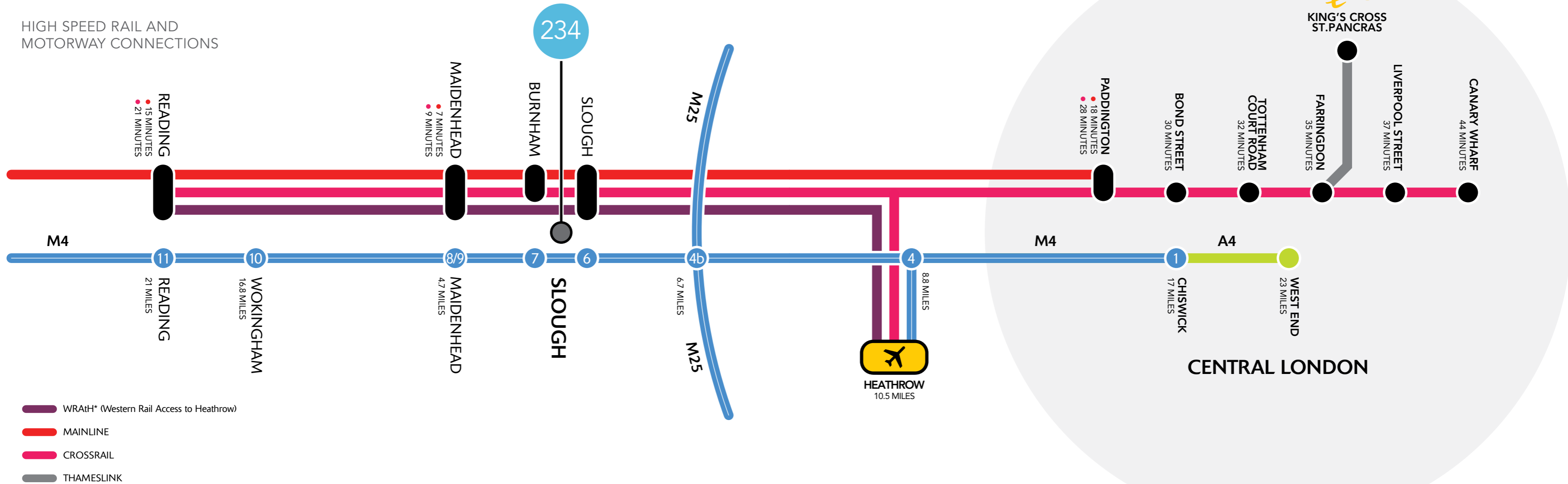
In addition, the proposed WRAtH (Western Rail Access to Heathrow)

is due to reduce travel times to Heathrow Airport from Slough Station to just six minutes.

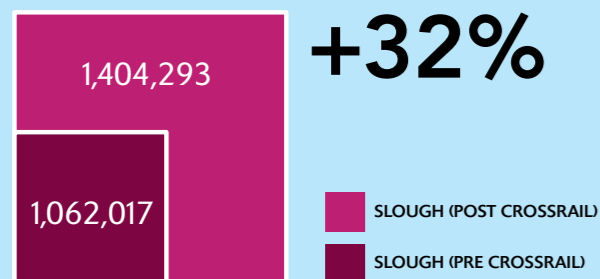
Local bus services are frequent and numerous, and run from outside the building into the striking new bus station in the town centre. Slough has its own cycle hire scheme with bicycle stations across the town, including one outside 234 Bath Road.



## HIGH SPEED RAIL AND MOTORWAY CONNECTIONS

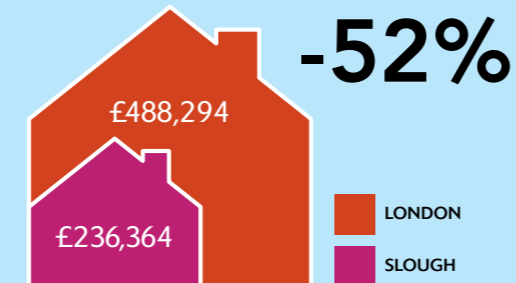


### CROSSRAIL WILL INCREASE CATCHMENT



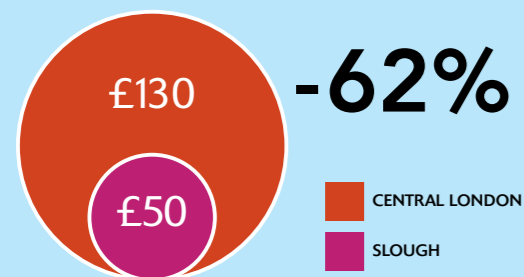
CACI Report  
Economically Active Population within  
a 60 minute travel time catchment area

### COMPARATIVE AVERAGE RESIDENTIAL PRICES



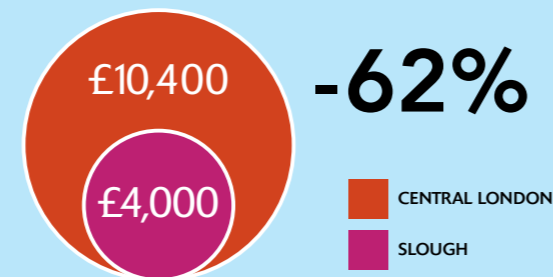
www.rightmove.co.uk  
Data updated on 30 June 2014

### TOTAL OCCUPIER COST



Total rent, rates and service  
charge per sq ft, per annum

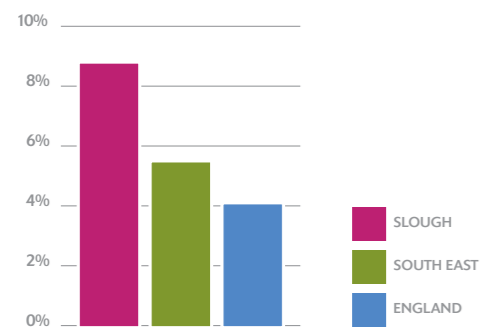
### COST PER DESK



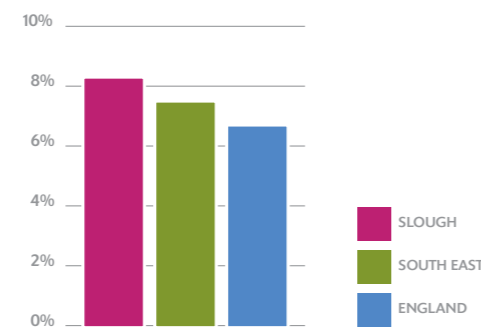
Based on 1:8 sq ft density



### LEADING EMPLOYMENT IN DYNAMIC BUSINESS SECTORS



INFORMATION AND  
COMMUNICATION



PROFESSIONAL, SCIENTIFIC  
AND TECHNICAL ACTIVITIES

### A YOUNG WORKFORCE



## COMPETITIVE ADVANTAGE

Reduced operational costs and a young, dynamic workforce.

Slough benefits from a central Thames Valley location that delivers a young and highly skilled workforce from within its affordable catchment area.

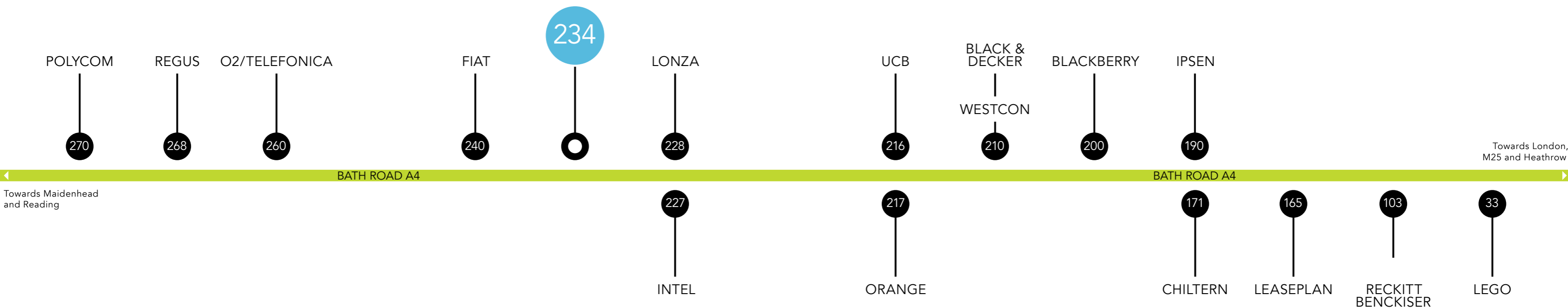
Together with total occupational costs that are significantly lower than Central London, this makes Slough an attractive choice for corporate occupiers.

The percentage of managers, senior professional and high-end technical roles based locally is higher than the UK national average, while other demographic indicators demonstrate a well-educated and highly motivated existing catchment area that will be significantly increased with the arrival of Crossrail.



# COMMUNITY

The Bath Road is home to a high number of like-minded international businesses, most of which have been established and have grown here over many years. Slough is the location of choice for many UK and European headquarters including Fujitsu, Amazon, Mars, Honda, HTC, Citroen and Ferrari.





# AMENITY

In and around Slough, there is a rich spectrum of amenities, from Michelin Star restaurants to fast food diners, from country clubs to cinemas.



**3**  
SHOPPING CENTRES



**5**  
RESTAURANTS WITH MICHELIN STAR RATINGS



**42**  
PARKS AND OPEN AREAS



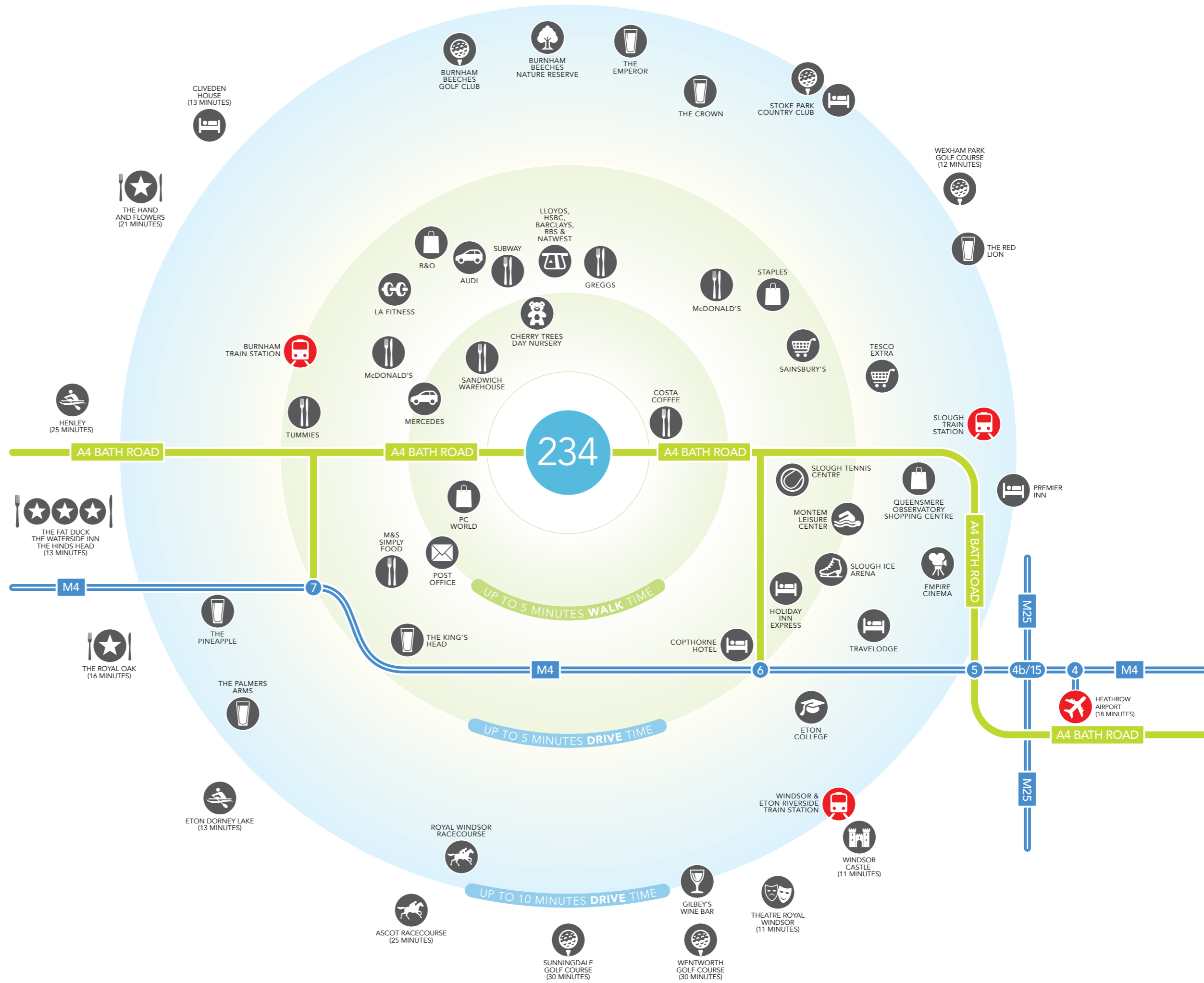
**14**  
MAJOR HOTELS



**5**  
MAJOR GOLF COURSES



**2**  
WORLD FAMOUS RACECOURSES



CLIVEDEN HOUSE (13 MINUTES)

THE HAND AND FLOWERS (21 MINUTES)

HENLEY (25 MINUTES)

THE FAT DUCK  
THE WATERSIDE INN  
THE HINDS HEAD (13 MINUTES)

THE ROYAL OAK (16 MINUTES)

ETON DORNEY LAKE (13 MINUTES)

BURNHAM BEECHES GOLF CLUB

BURNHAM BEECHES NATURE RESERVE

THE EMPEROR

THE CROWN

STOKE PARK COUNTRY CLUB

WEXHAM PARK GOLF COURSE (12 MINUTES)

THE RED LION

BURNHAM TRAIN STATION

TUMMIES

B&Q

AUDI

SUBWAY

GREGGS

McDONALD'S

STAPLES

TESCO EXTRA

SAINSBURY'S

SLOUGH TRAIN STATION

LA FITNESS

McDONALD'S

MERCEDES

SANDWICH WAREHOUSE

CHERRY TREES DAY NURSERY

COSTA COFFEE

PC WORLD

M&S SIMPLY FOOD

POST OFFICE

M4

THE KING'S HEAD

COPTHORNE HOTEL

HOLIDAY INN EXPRESS

TRAVELODGE

ETON COLLEGE

PREMIER INN

QUEENSMERE OBSERVATORY SHOPPING CENTRE

MONTEM LEISURE CENTER

SLOUGH ICE ARENA

EMPIRE CINEMA

4b/15

M4

HEATHROW AIRPORT (18 MINUTES)

WINDSOR & ETON RIVERSIDE TRAIN STATION

WINDSOR CASTLE (11 MINUTES)

GILBEY'S WINE BAR

THEATRE ROYAL WINDSOR (11 MINUTES)

ASCOT RACECOURSE (25 MINUTES)

SUNNINGDALE GOLF COURSE (30 MINUTES)

WENTWORTH GOLF COURSE (30 MINUTES)

ROYAL WINDSOR RACECOURSE



# SUSTAINABILITY

234 Bath Road has been designed to maximize sustainability and energy efficiency.

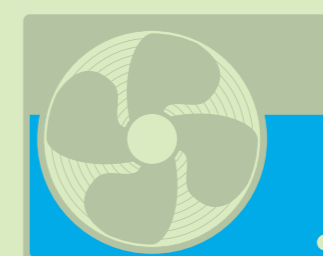


30%



Daylight sensing technology reduces lighting consumption by up to **30%**

40%



High efficiency M&E reduces running costs by up to **40%**

65%



Regulated CO<sub>2</sub> emissions reduced by **65%** compared to typical office buildings

5%



**5%** lower emissions than UK Building Regulation

40%

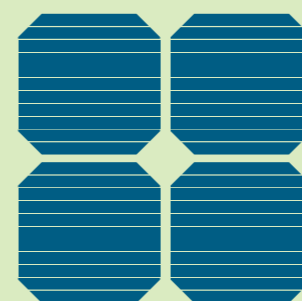


External shading and glass specification reduce solar heat gain by **40%**

40%



**40%** reduction in water consumption through high-performance fittings and rainwater harvesting



**150 sq m of photovoltaic panels** generating up to **22,500 kWh per year**, offsetting over **11.5 tCO<sub>2</sub>**



**BREEM "Very Good" Rating** placing the building within the **top 25%** in the UK for sustainability performance



# SPECIFICATION

## INTERNAL

- Full 3 storey height reception with feature staircase
- 2 passenger lifts
- 3m floor-to-ceiling height (Upper floors)
- 200mm raised access floor
- Air conditioning
- Target EPC rating B
- Male, female and disabled WCs
- Suspended ceiling with LG7 lighting
- Secure cycle storage

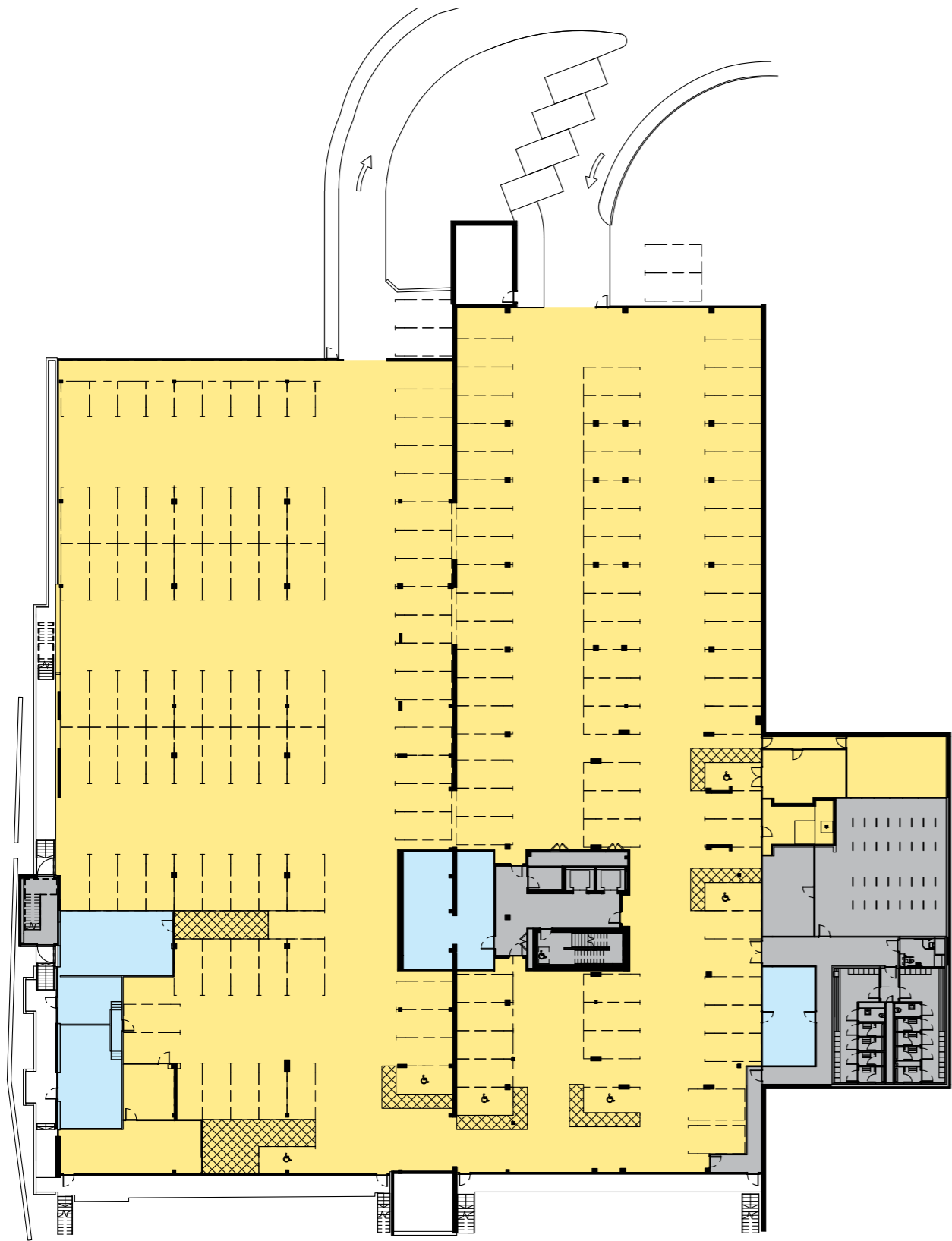
## EXTERNAL

- Self-contained site
- Prominent corner site on main gateway entrance location
- High-quality external areas suitable for external seating/external amenity and breakout areas
- Surface level visitor parking and drop off
- High-quality landscaping
- Dedicated secure bicycle storage
- Park-wide CCTV
- Minimum BREEAM rating to be achieved: "Very Good"
- 222 car parking spaces, of which 155 are secure basement spaces

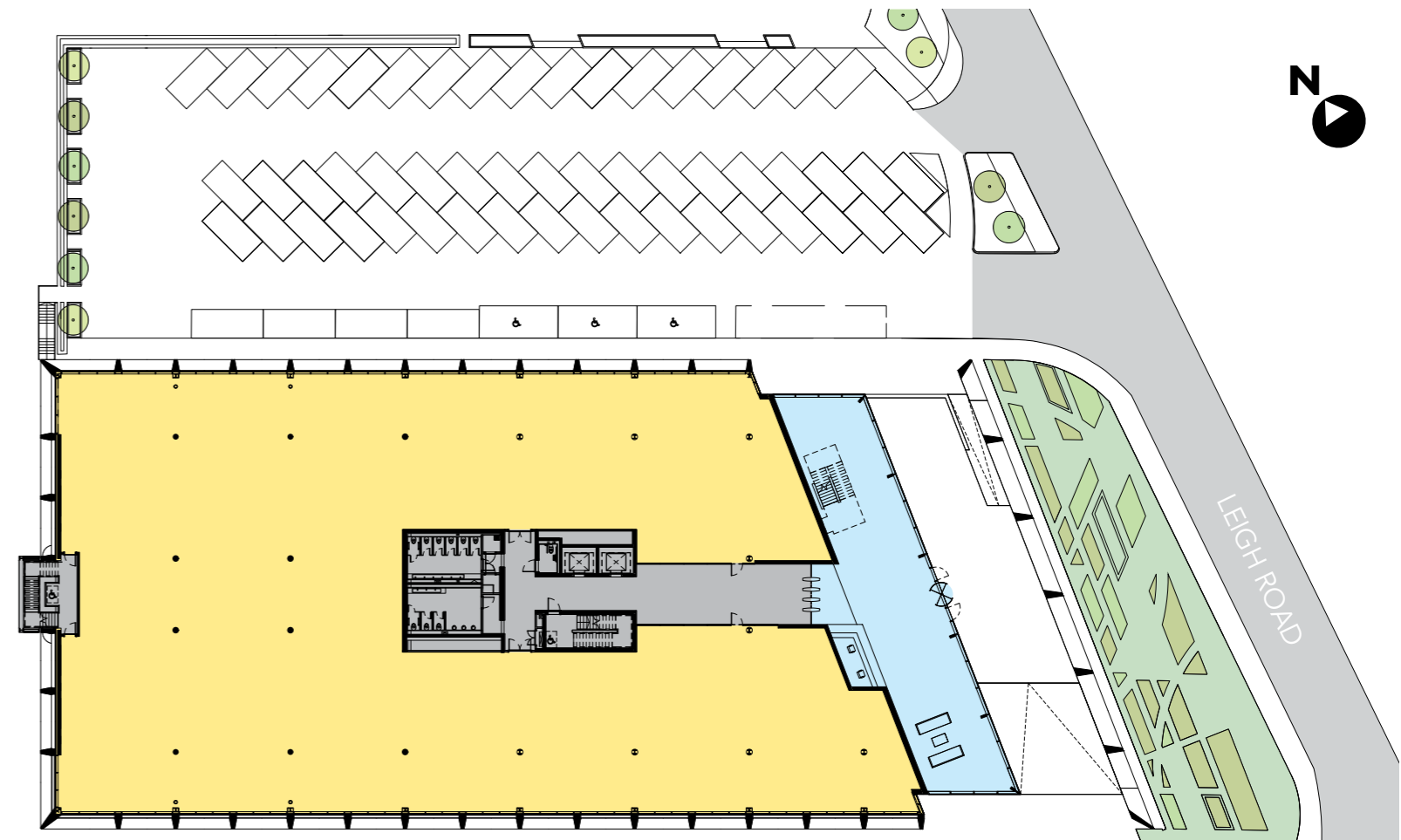


# SCHEDULE OF AREAS

	SQ FT	SQ M
SECOND	22,680	2,107
FIRST	22,666	2,106
GROUND	22,396	2,081
GROUND (RECEPTION)	3,700	344
BASEMENT (STORAGE)	2,304	214
<b>TOTAL</b>	<b>73,746</b>	<b>6,852</b>



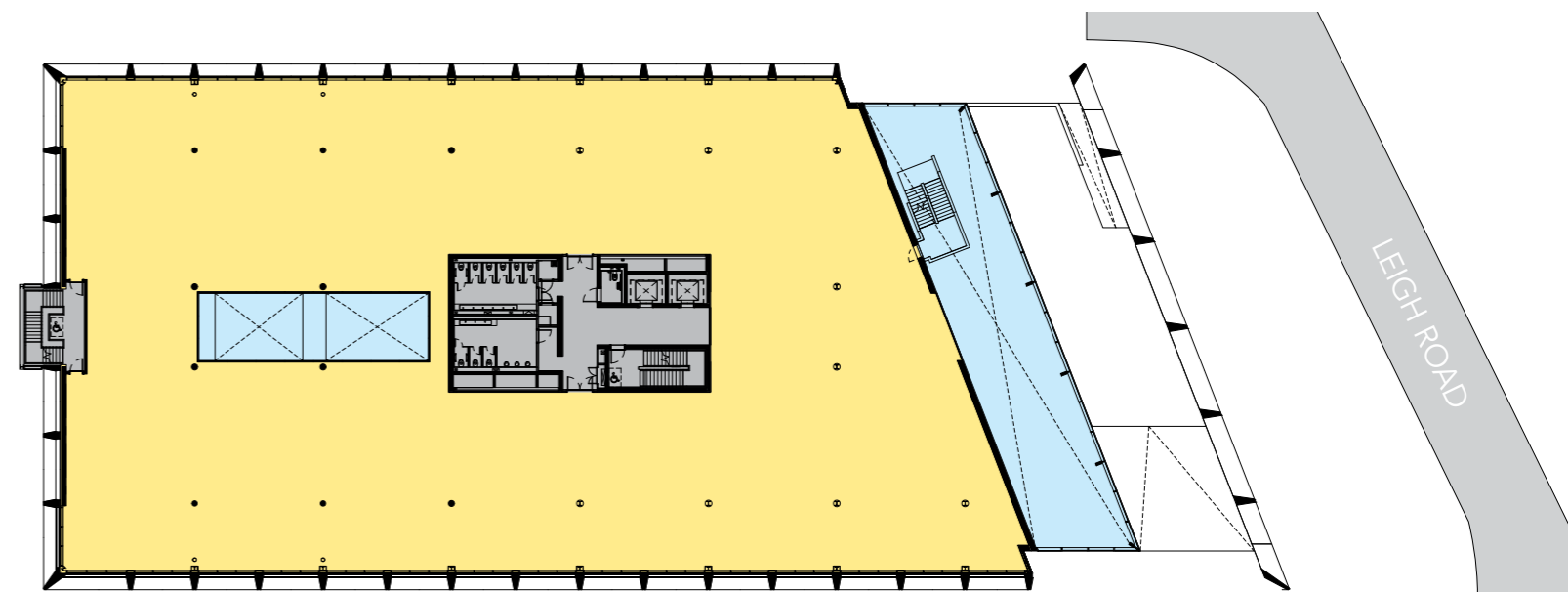
**BASEMENT (STORAGE)**  
2,304 SQ FT (214 SQ M)



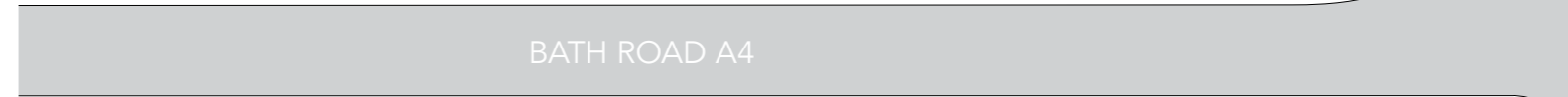
**GROUND FLOOR**  
22,396 SQ FT (2,081 SQ M)



BATH ROAD A4



**TYPICAL FLOOR**  
22,680 SQ FT (2,107 SQ M)



BATH ROAD A4



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