

A UNIQUE OPPORTUNITY

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BELMONT IS A PREMIUM HEADQUARTERS OFFICE SITUATED IN THE HEART OF UXBRIDGE. DUE TO BE COMPLETED IN 2016, THE BUILDING WILL OFFER THE FINEST OFFICE SPACE WITHIN A SUPERBLY CONVENIENT LOCATION.

On completion in late 2016, Belmont will offer approximately 125,950 sq ft of premium town centre office space. Available as a whole, or as two separate office spaces of 87,113 sq ft and 38,837 sq ft, Belmont offers some of the largest floor plates in any Thames Valley town centre.

Arranged around a sky-lit atrium, each floor delivers a flexible and energy efficient space. Access to private gardens and roof terraces means there is plenty of outdoor space for informal meetings and client entertainment.

Possessing superb travel links, Uxbridge is already established as a home to some of the world's leading global brands. Belmont stands adjacent to the London Underground station with direct connections to the capital; Heathrow Airport and the motorway network are both speedily and easily accessible. Secure basement parking and a cycle storage facility means that Belmont is equipped for any type of commute.



Extensive use of glazing and brickwork create the sleek lines of this contemporary design that sits well within the urban setting.

Natural daylight pours through this glazed reception area. The clean lines and 4.7 metre high ceiling compound a sense of lightness and style.





The central atrium floods the large floor plates with natural light and creates an impressive space at ground floor level.





Access to landscaped gardens and three terraces allows for a tranquil escape and valued time out in an outdoor setting, conveniently located right on your doorstep.



LOCAL
AREA



GENERAL MILLS

UXBRIDGE
TUBE STATION

HERTZ EUROPE

COCA COLA

INTU SHOPPING
CENTRE

HERBALIFE
& PWC

UXBRIDGE
HIGH STREET

PAVILIONS
SHOPPING
CENTRE

MANPOWER

PAREXEL

NEXEN

REGUS

ACANO

PIZZA EXPRESS

XEROX

BEAUTIFUL OPEN SPACES

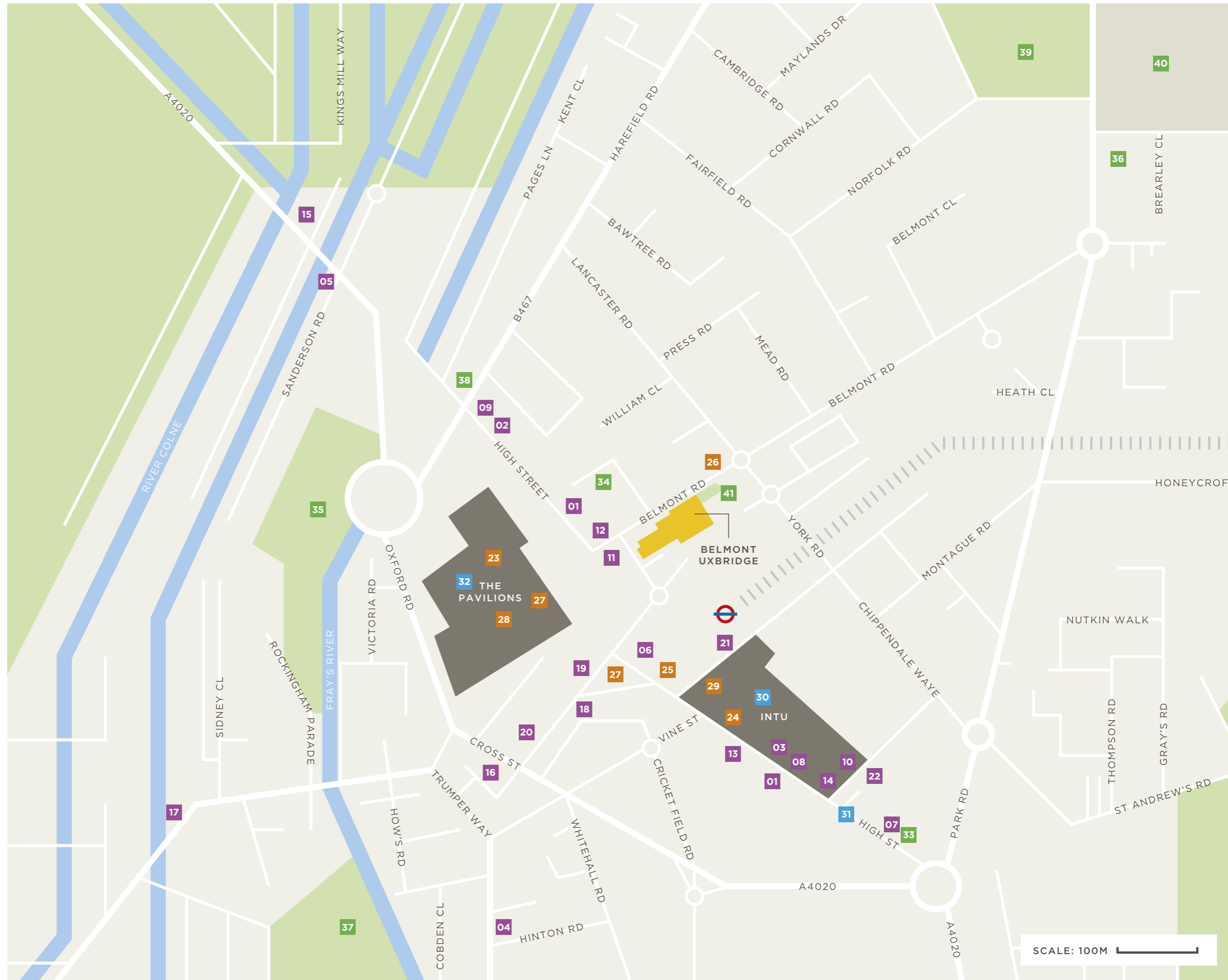
Both the Grand Union Canal and Fray's River run through Uxbridge providing miles of towpath for both runners and walkers. Fasnidge Park, in the very heart of town, offers four acres of formal Edwardian parkland with a bowling green, tennis courts, playground and skate-park.



LOCATION

Belmont is situated in the heart of Uxbridge town centre with its lively bars, nightclubs, cafes and cosmopolitan dining culture that ensures plenty of choice when it comes to eating and drinking. There is high street shopping to suit all tastes, from independent boutiques stocking designer brands to value retailing. Belmont stands directly between two shopping centres combining 83 stores and food outlets as well as a 9-screen cinema showing the latest releases. There is a choice of gyms and health clubs all within jogging distance of the centre.

- **Bars and restaurants**
 - **Shopping**
 - **Recreation**
 - **Cafes**
- | | |
|--|--|
| <ul style="list-style-type: none"> 01. Ask Italian 02. Bar Italia 03. Bella Italia 04. Chutneys 05. Crown and Treaty 06. Five Guys 07. Koh-I-Noor 08. Nandos 09. Nonna Rosa III 10. Pizza Express 11. Pizza Hut 12. Prezzo 13. Red Iron Burgers 14. Slug & Lettuce 15. Swan & Bottle 16. Tai Pan 17. The Dolphin 18. The Metropolitan 19. The Queens Head 20. The Raj 21. Three Blackbirds 22. Zizzi's | <ul style="list-style-type: none"> 30. Intu 31. The High Street 32. The Pavilions |
| <ul style="list-style-type: none"> 33. Active4Less 34. Curves 35. Fassnidge Park 36. Hellington Sport & Leisure 37. Rockingham Recreation Ground 38. Rush Fitness Club 39. Uxbridge Common 40. Uxbridge Sports Club 41. Friends Garden | |
| <ul style="list-style-type: none"> 23. Bella Cafe 24. Caffè Nero 25. Costa Coffee (2) 26. Creams Cafe 27. Harris & Hoole 28. M&S Cafe 29. Starbucks | |





LITAN & PICO

UXBRIDGE

GREAT
CONNECTIONS

AT THE HEART OF IT ALL

Belmont is located adjacent to Uxbridge underground station where both Metropolitan and Piccadilly lines depart. Connecting directly to the heart of London in under 45 minutes as well as providing easy links to Eurostar at Kings Cross St. Pancras and other mainline stations.

All buses run from the adjacent bus station providing access to Heathrow and the surrounding area.

Belmont is just 2 miles from junction 1 of the M40 and 3.5 miles from the M25, giving excellent access to the national motorway network.

Heathrow Airport is a mere 6 miles away and can be reached by car in around 16 minutes or 22 minutes by bus.



UXBRIDGE
TUBE & BUS STATION

1

MINUTE BY FOOT



M40 / M25

6

MINUTES BY CAR



M4 / M25

15

MINUTES BY CAR



HEATHROW AIRPORT

16

MINUTES BY CAR

CENTRAL LONDON

35

MINUTES BY CAR

KINGS CROSS

44

MINUTES BY TUBE





DELICIOUS
FOOD & DRINK

When it comes to eating and drinking there is something to suit every taste in Uxbridge. A variety of restaurants serving anything from Brazilian barbecued meats, Nepalese curries and Japanese sushi to good old fish 'n' chips can all be found within walking distance of Belmont.

Staple high street favourites are in abundance, and when it comes to grabbing a quick bite and a coffee there is a surfeit of choice. For those who enjoy a full English breakfast in a vintage setting, Frank's Pop-In café, located inside Uxbridge Station, is only a two-minute walk from Belmont.

For a more leisurely setting, The Toll House Bistro produces home cooking in the original Victorian building on the side of the canal.



RELAX AND UNWIND

There are twelve bars within half a mile of Belmont, providing a huge diversity of choice. From the Swan and Bottle, an old fishing inn, flanked by the Grand Union Canal and the River Colne to the upmarket Electric Lounge serving 'cocktails and tunes.'

There are two nightclubs in the town centre and the famous Crown and Treaty pub hosts live bands most nights of the week. For more tranquil surroundings The Water's Edge fits the bill, offering al fresco drinking and dining in canal side gardens.

For those who like to unwind with a bit of a work out, Hillingdon Sports and Leisure Complex possesses all the major facilities, including a recently refurbished Lido, an indoor pool, a 100 station gym and a stadium track. RUSH Fitness offers 24 hour opening and Active4Less is a highly rated gym offering classes and personal training within a relaxed social environment. Both are within 5 minutes walking distance from Belmont.



SUPERB
SHOPPING

There are over 100 shops in Uxbridge's town centre offering a mixture of small independent retailers and well known high street brands.

Since its refurbishment the Intu shopping centre has become a West London shopping destination. Housing over 65 stores, including many high end brands, and offering a 'click and collect' online shopping service, free WiFi, a variety of food outlets and over 1,600 parking spaces, it is only moments away from Belmont.

Across the road, The Pavilions shopping centre, built on the location of the historic market, is still home to market stalls as well as several leading supermarket brands, discount and catalogue stores, banks and food outlets.

ACCOMMODATION





SITE PLAN



SCHEDULE OF AREAS

Fourth Floor	14,542 sq ft	1,351 sq m
Third Floor	26,049 sq ft	2,420 sq m
Second Floor	26,533 sq ft	2,465 sq m
First Floor	26,533 sq ft	2,465 sq m
Ground	25,059 sq ft	2,328 sq m
Reception	2,142 sq ft	199 sq m
Lower Ground	5,091 sq ft	473 sq m
TOTAL	125,949 sq ft	11,701 sq m
Car Parking	170 parking spaces	1:728 sq ft*

Approximate Net Internal Areas
 *Excluding reception areas

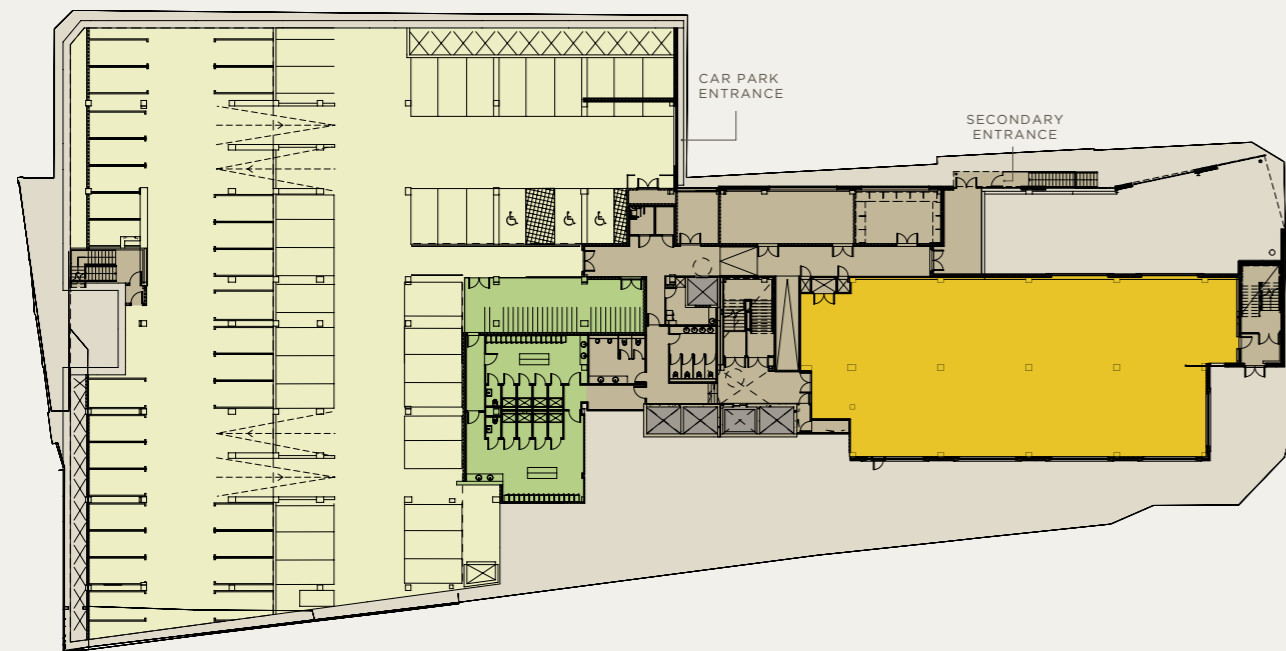
Site plan not to scale - for indicative purposes only

- OFFICE
- PARKING
- CYCLE FACILITIES
- TERRACE
- CORE
- LIFTS



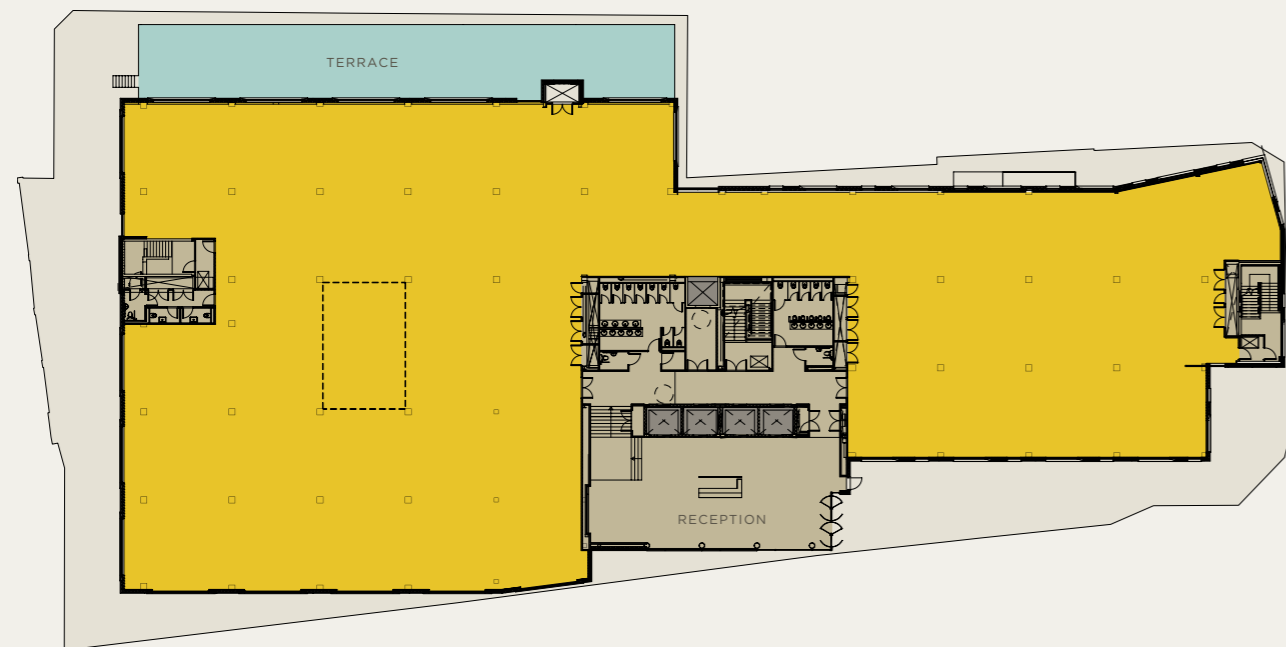
LOWER GROUND FLOOR

5,091 sq ft (473 sq m)



GROUND FLOOR

25,059 sq ft (2,328 sq m)

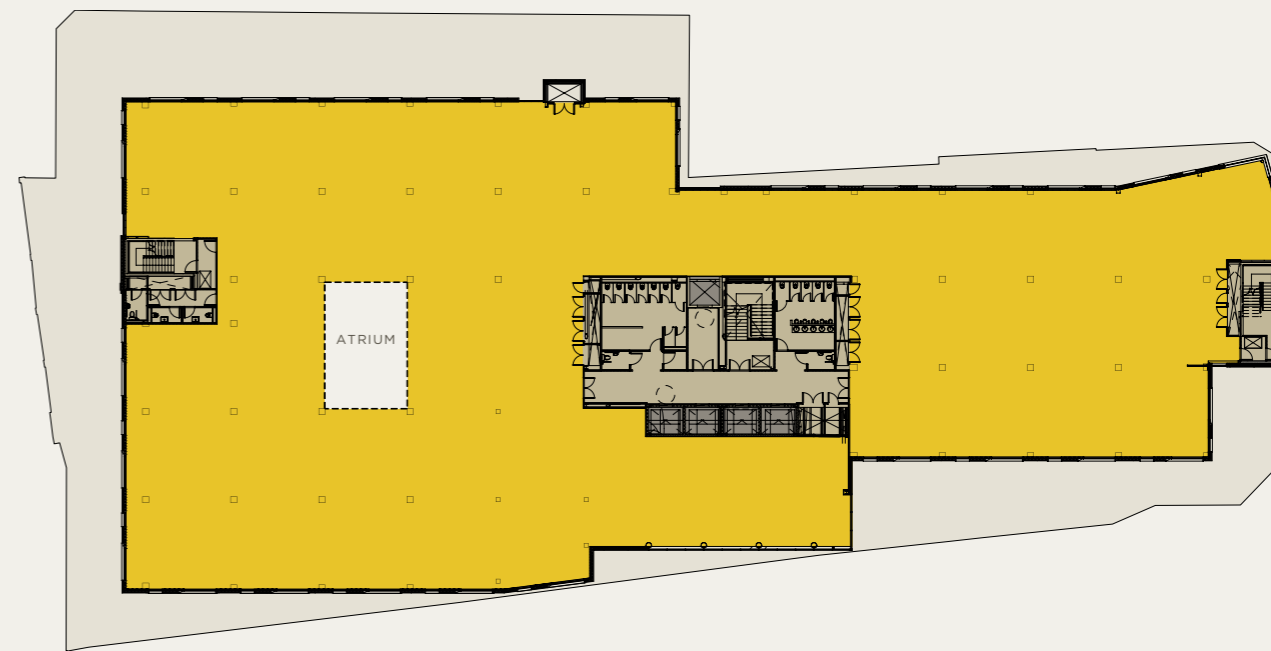


- OFFICE
- CORE
- LIFTS



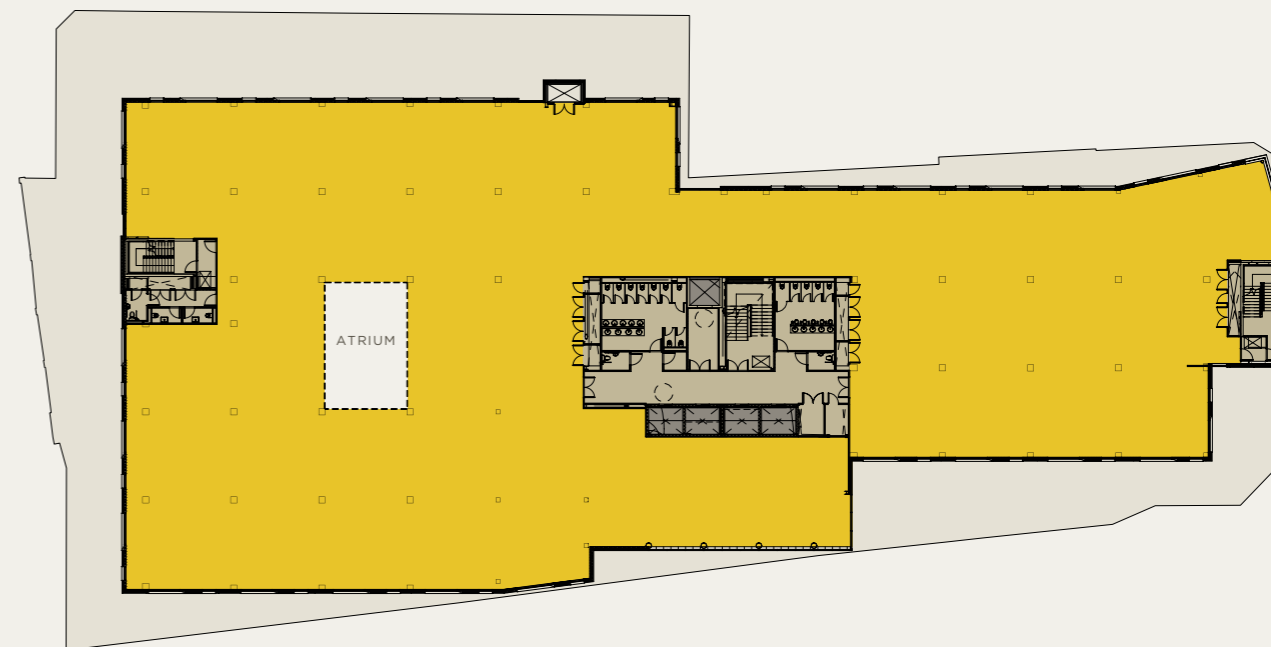
FIRST FLOOR

26,533 sq ft (2,465 sq m)



SECOND FLOOR

26,533 sq ft (2,465 sq m)

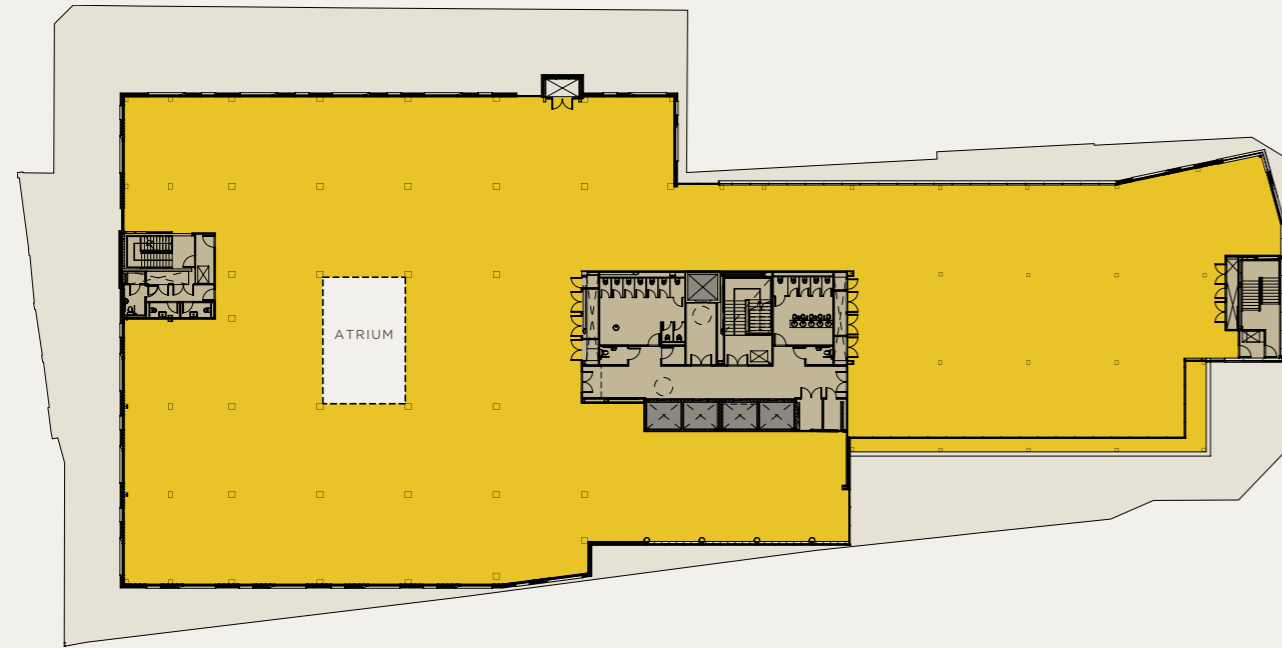


- OFFICE
- ROOF TERRACE
- PLANT
- CORE
- LIFTS



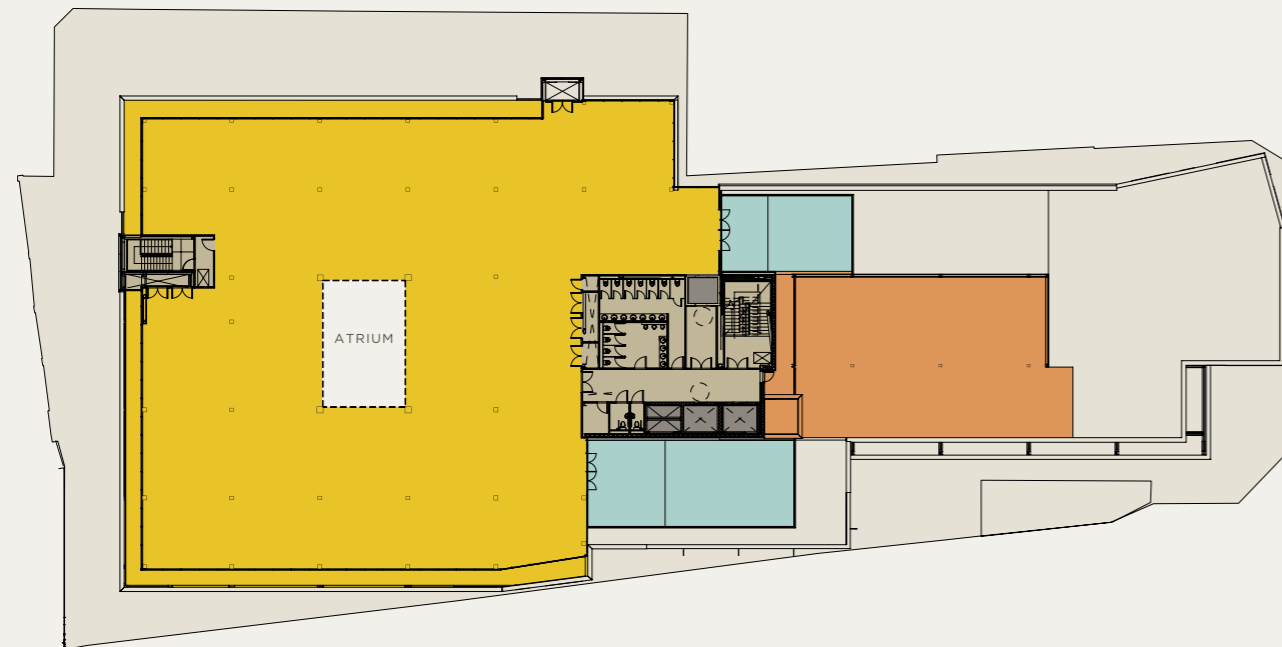
THIRD FLOOR

26,049 sq ft (2,420 sq m)



FOURTH FLOOR

14,542 sq ft (1,351 sq m)



- EAST WING
- WEST WING



VERTICAL SUBDIVISION



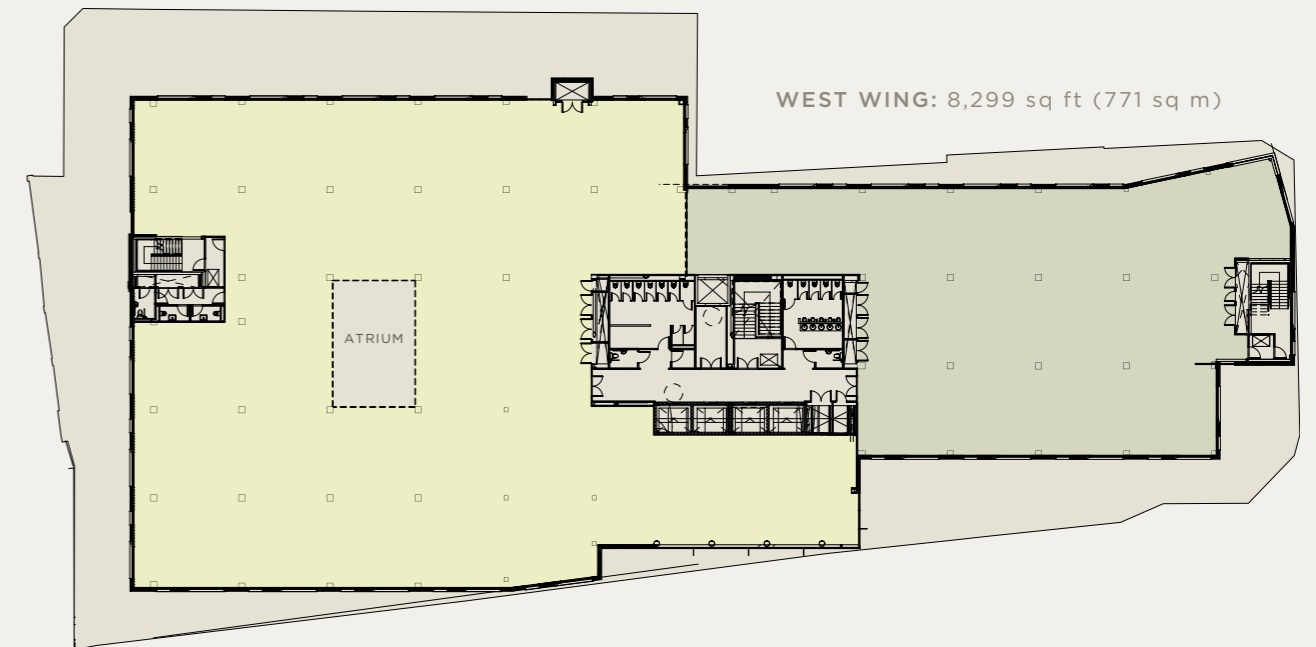
EAST WING TOTAL FLOOR AREA:
87,113 sq ft (8,093 sqm)

WEST WING TOTAL FLOOR AREA:
38,837 sq ft (3,608 sqm)

TYPICAL FLOOR SUBDIVISION

EAST WING: 18,234 sq ft (1,694 sq m)

WEST WING: 8,299 sq ft (771 sq m)



OUTLINE SPECIFICATION

Occupational density
1 person per 8m²

Planning grid
1500mm planning grid

Floor to ceiling heights
2750mm finished floor to ceiling heights
in office accommodation

Raised access floors
150mm floor void including tiles

Office lighting
Recessed LED lighting throughout with
DALI ballast

Lifts
4 no. 24 person dual-access passenger
lifts and 1 no. dual-access goods lift

Air conditioning
Chilled water fan coil units throughout office
space with centralised chilled water plant at
roof level

Mechanical services
Mechanical services designed to achieve
BREEAM 2014 Excellent Rating. Fresh air
provided at 1.5 l/s/m² via heat recovery
ventilation units. 4 pipe fan coil units zoned
in accordance with BCO guidelines.

Electrical services
Dedicated Tenant Electrical riser and comms
riser, 18.25w/m² for 1 workspace per 8m² for
small power, 12w/m² for office lighting
including CAT B allowance. Averaged 400lux
level for office with perimeter daylight
dimming function, intelligent lighting control
system for whole building.

WC provision
WC provision designed to provide for 60%
male and 60% female occupants. Full height
WC cubicles to all washrooms.

Shower provision
5 no. male and 5 no. female shower rooms
with separate changing facilities for cyclists
at lower ground floor level.

External areas
2 no. roof terraces to 4th floor with
panoramic views of the surrounding area
1 no. break-out terrace space to ground
floor office

Parking
170 car parking spaces including 12 no.
electric car charging spaces

ENVIRONMENTAL

- Target BREEAM 2014 "Excellent"
- Target EPC B
- 50m² of solar panels to roof
- 200m² of photovoltaic cells
- 300m² of biodiversity sedum roof
- Refurbishment of the adjacent
Friends Garden
- 58 no. cycle storage spaces
- 58 no. cyclist lockers
- 12 no. electric car charging points
- 10 no. shower rooms for cyclists
- Level access route from street
level to cycle storage facilities
with adjoining washrooms



BELMONT-UXBRIDGE.COM

SAT NAV REF: UB8 IRZ

ALL ENQUIRIES



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