

**FALL IN  
LOVE WITH  
WORK AGAIN**

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# A PERFECT MATCH

Windsor Business Quarter (WBQ) will be a state-of-the-art, urban business park development in the historic Berkshire town of Windsor.

For the first time, Windsor will have an outstanding office complex able to attract the very best employers, who in turn can offer their employees a workplace they will love. Sympathetic in design to its environment and central location, WBQ aims to bring economic prosperity to the town, encourage social inclusion for residents and be an inspirational place to work.

Conveniently located locally, enviably located nationally and strategically located globally, WBQ and Windsor are a perfect match.

# AT THE HEART

The rich infrastructure, talent pool and 'cluster effect' along the M4 corridor make Windsor home to some of the biggest international names in IT, telecommunications and financial services.

Windsor, with the unique bonus of being one of the most affluent residential locations in the area, has never had a world-class business development to set corporate pulses racing...until now.

WBQ affords organisations the chance to headquarter inside rather than outside the pretty Berkshire town. Minutes away from direct links to London, Europe and the rest of the world, WBQ is poised to become the commercial heartbeat of the Thames Valley.

- 01 WINDSOR AND ETON  
CENTRAL TRAIN  
STATION
- 02 WINDSOR AND ETON  
RIVERSIDE TRAIN  
STATION
- 03 WINDSOR CASTLE
- 04 THE LONG WALK
- 05 ETON HIGH STREET
- 06 WINDSOR LEISURE  
CENTRE
- 07 WINDSOR RACECOURSE
- 08 DORNEY LAKE  
(OLYMPIC LAKE)

TO JUNCTION 6 M4

08

07

MAIDENHEAD ROAD

06

A332

05

02

01

03


MAIN SHOPPING AREA

A308 GOSLAR WAY



ALMA ROAD

04



**WINDSOR**  
BUSINESS QUARTER

WINDSOR BUSINESS QUARTER,  
67 ALMA ROAD, WINDSOR,  
SL4 3HD







**FAR LEFT:** View of street from terrace of Building 3 towards Windsor Castle

**TOP LEFT:** Reception area of Building 1 & 2

**TOP RIGHT:** View of café and central street from park edge

**BOTTOM:** Typical Cat A finishes

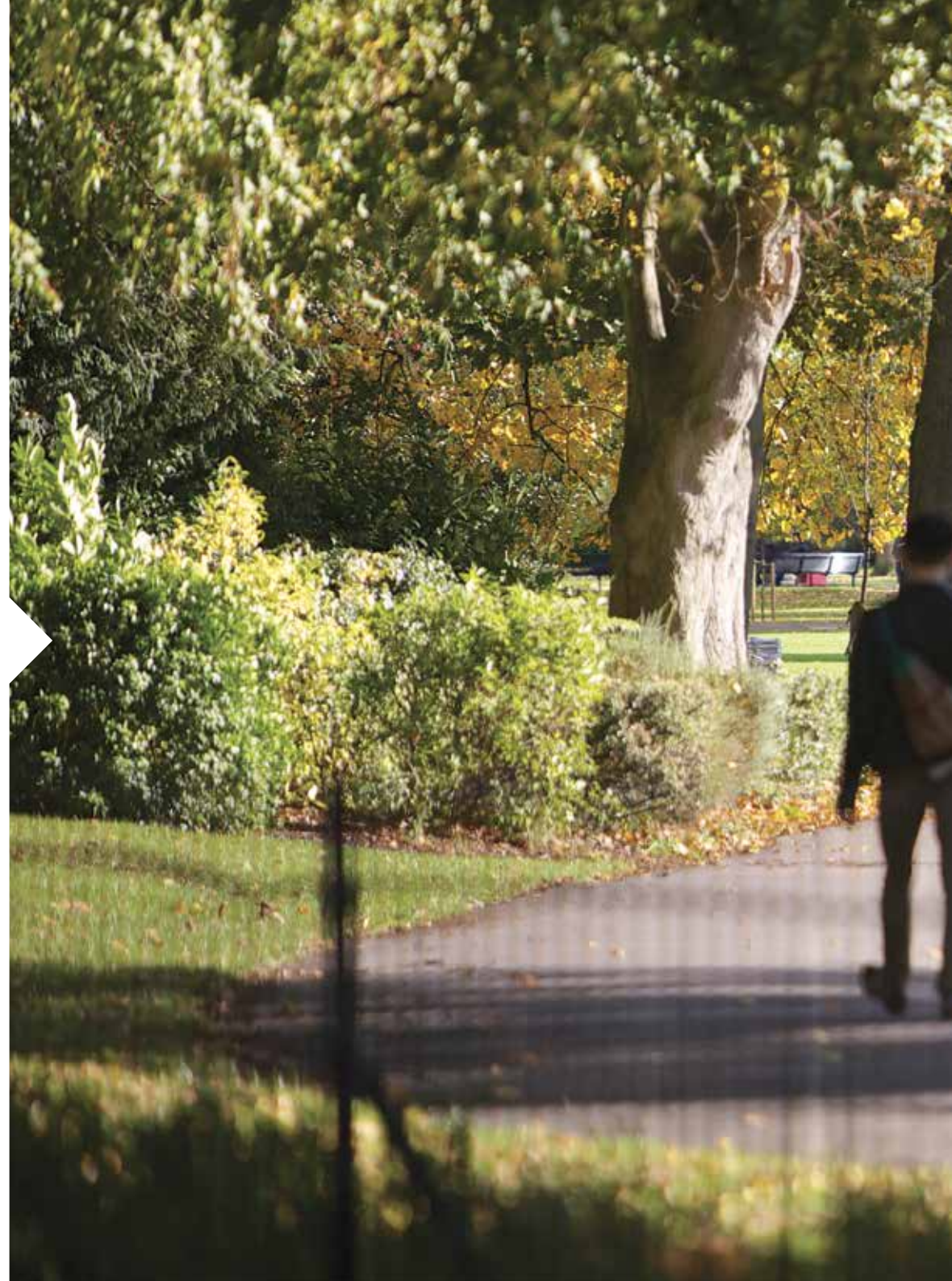


# WHAT MONDAY MORNING BLUES?

Leading employers understand that an inspiring physical environment results in an engaged and productive workforce. Retaining talent when an office is stylish, accommodating and conducive to work is significantly easier.

WBQ positions itself firmly in the middle of the work/life balance equation, making the transition from one to the other seamless. Minimising hectic commuting, providing tranquil meeting spaces and integrating into the local community make WBQ a genuinely stimulating destination.

Within walking distance of the centre of town, in a leafy residential area, WBQ's campus feel and thoughtful design reduce the stresses of work, leaving plenty of headspace to enjoy life.







# IF IT'S GOOD ENOUGH FOR THE QUEEN...

World famous Windsor Castle, one of the Royal Family's official residences and the Queen's regular weekend home, takes centre stage in the charming town of Windsor. Almost one million tourists a year look down from the castle ramparts onto Windsor's designer shops, restaurants, grand hotels and stunning parks.

Set on the banks of the River Thames, Windsor has boat cruises to enjoy and idyllic walks to savour. A bridge over the river into Eton leads to England's most famous public school, Eton College, while short drives away are the popular attractions of LEGOLAND and Windsor Racecourse.

As a picturesque, thriving town within easy reach of London, Windsor has become a sought-after address among professionals, including Europeans and Americans, and therefore has a robust property market and diverse culture.



# WHEREVER YOU LIVE; HOWEVER YOU PREFER TO TRAVEL

Despite its numerous parking spaces, WBQ encourages non-car commuting through its Green Travel Plan.

A combination of the excellent local public transport and on-site initiatives will make any journey to work a stress-free, pleasurable experience.

From neighbouring towns or within Windsor itself, the reliable local bus network has stops within easy walking distance of WBQ, and for cyclists, there is secure cycle parking and ample shower facilities.

For those living in London, Windsor's two stations, a short walk away or via a dedicated shuttle bus, serve Paddington and Waterloo. If driving is the only option, it's just 5 minutes to the M4 or the local Park-and-Ride, and a car-sharing scheme will be promoted.

3

MILES TO M4  
JUNCTION 6

11

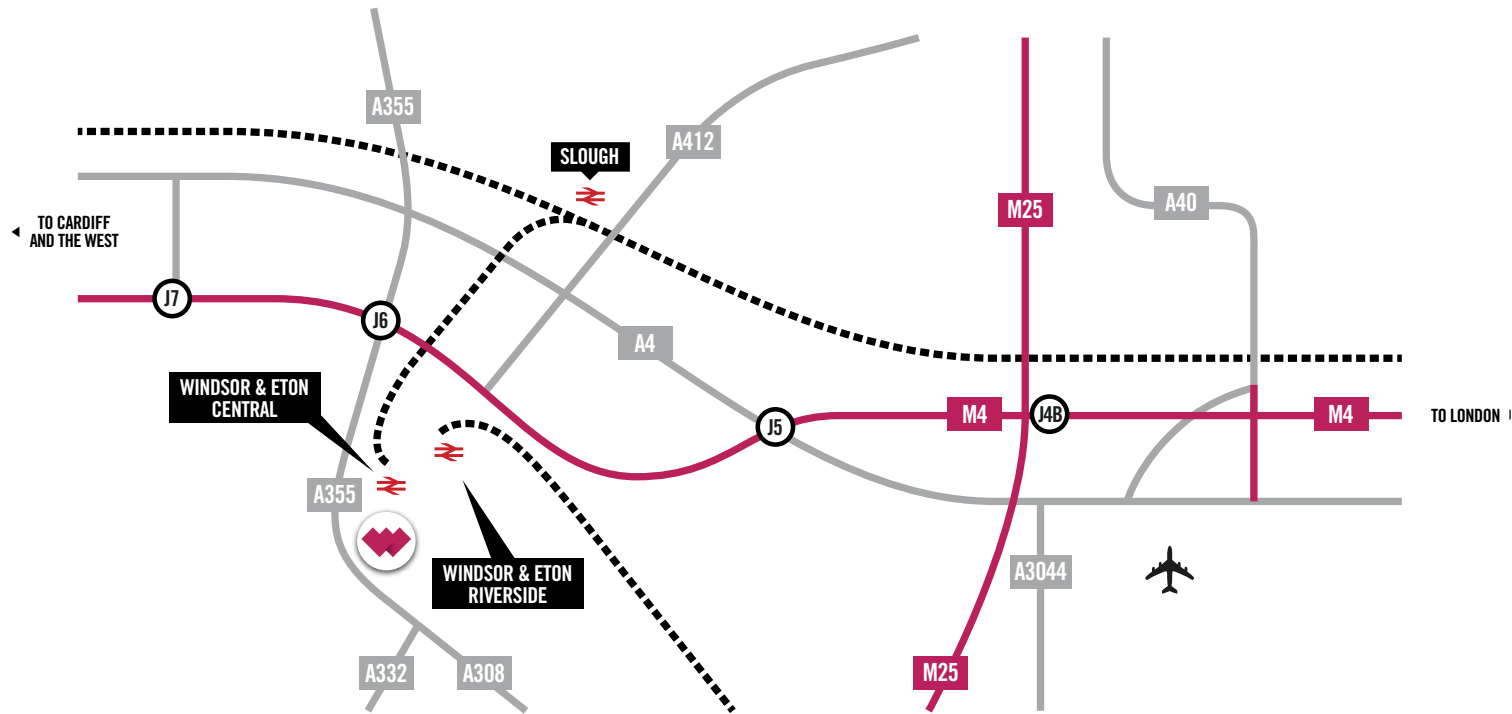
MILES TO  
HEATHROW

12

MINUTES WALK  
TO WINDSOR AND  
ETON CENTRAL

25.5

MILES TO  
CENTRAL LONDON



**TRAVELLING BY CAR (MILES)\***

Central London	25.5
Heathrow Airport	11
Gatwick Airport	41
M4 - Junction 6	3
M25 - Junction 15	10
Sat Nav reference	SL4 3HD

**TRAVELLING BY TRAIN (MINUTES)\***

Slough	6
London Paddington (via Windsor and Eton Central Train Station)	30
London Waterloo (Windsor and Eton Riverside Train Station)	53
Reading	41
Ealing Broadway	32

**TRAVELLING ON FOOT (APPROXIMATE TIMES IN MINUTES)\***

Windsor and Eton Central Train Station	12
Windsor and Eton Riverside Train Station	17
Windsor Town Centre	6
Windsor Castle	12
Leisure Centre	14







# A WHOLE WORLD, JUST DOWN THE ROAD

WBQ is just 11 miles from London Heathrow Airport, which welcomes more international passengers than any other airport in the world.

As a headquarter location or European base for global, blue-chip companies or brands (below), WBQ couldn't be better situated in terms of worldwide connectivity.

**Windsor Occupiers include:** Centrica, FM Global, Nintendo and Groupe SEB.





# MASTERPLAN & SPECIFICATION

## BUILDING FLEXIBILITY\*

BUILDING	NIA (SQ FT)	NIA (SQ M)
Building 1	47,287	4,393 (over 4 floors)
Building 2	49,181	4,569 (over 4 floors)
Building 3	72,905	6,773 (over 5 floors)
Building 4	72,906	6,773 (over 5 floors)
<b>Total Area</b>	<b>242,279</b>	<b>22,508</b>

## SECURITY BUILDING

**700**

## CAFÉ

**1,453**

## CAR PARK

**495 spaces      1:489 sq ft**

## BUILDING SPECIFICATION\*

- Targeting BREEAM 'Excellent' and EPC B Rating
- Managed, secure environment
- M&E/ WC provision designed for an occupation of up to 1 person per 8 sq m
- Flexible infrastructure to allow tenant to tailor M&E solution
- LED office lighting and other low carbon energy initiatives
- 495 on-site secure car parking spaces providing a ratio of 1:489 sq ft net
- On-site café with high quality public realm amenity areas
- 2800 mm finished floor to ceiling height
- 150 mm full access raised floors
- 1500 mm internal planning grid

\*Subject to detailed design

VANSITTART PARK

CAFÉ COFFEE BAR

ALMA ROAD

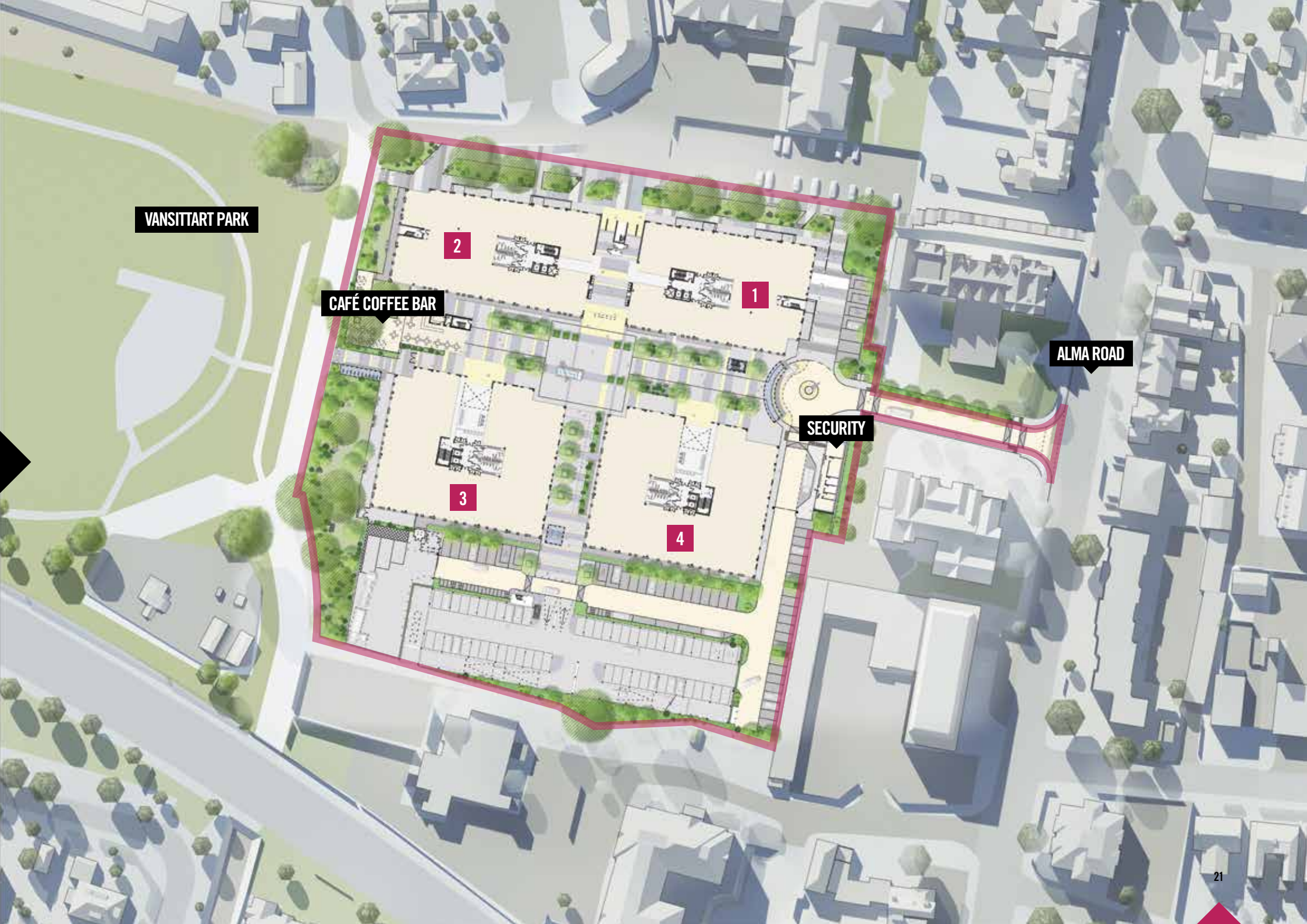
SECURITY

2

1

3

4

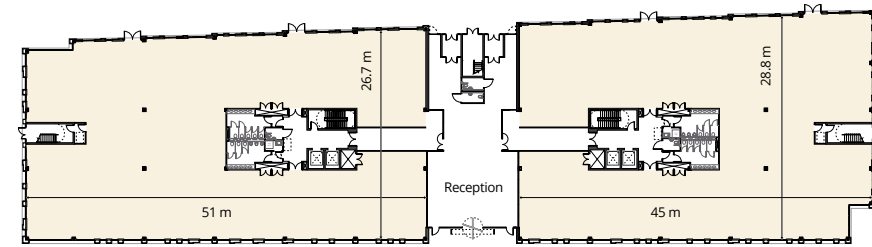


# FLOORPLANS BUILDINGS 1&2

BUILDING 1*	NIA (SQ FT)	NIA (SQ M)
Fourth Floor	-	-
Third Floor	9,505	883
Second Floor	11,948	1,110
First Floor	11,948	1,110
Ground Floor	11,539	1,072
Reception	2,347	218
<b>Total Area</b>	<b>47,287</b>	<b>4,393</b>

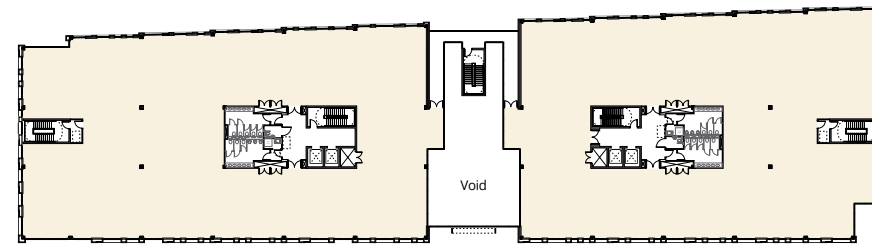
BUILDING 2*	NIA (SQ FT)	NIA (SQ M)
Fourth Floor	-	-
Third Floor	11,722	1089
Second Floor	12,626	1,173
First Floor	12,616	1,172
Ground Floor	12,217	1,135
Reception	Shared with building 1	
<b>Total Area</b>	<b>49,181</b>	<b>4,569</b>

\*Indicative floorplans subject to detailed design



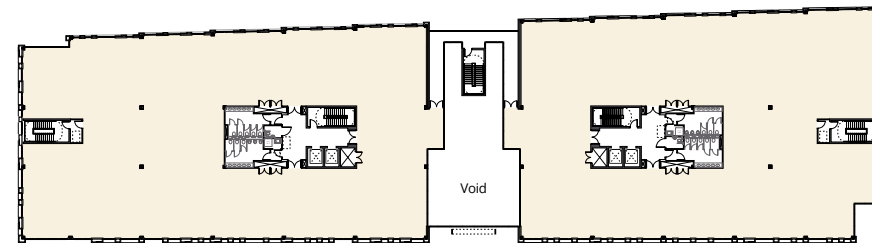
BUILDING 2 - GROUND FLOOR

BUILDING 1 - GROUND FLOOR



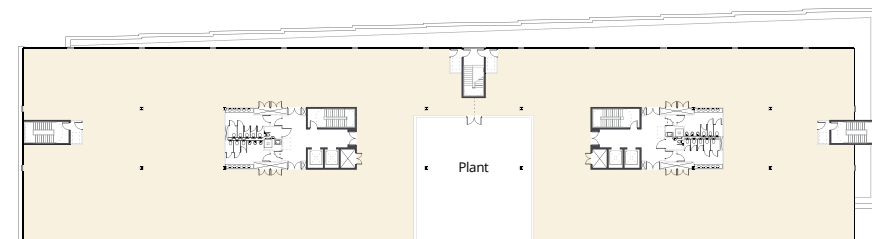
BUILDING 2 - FIRST FLOOR

BUILDING 1 - FIRST FLOOR



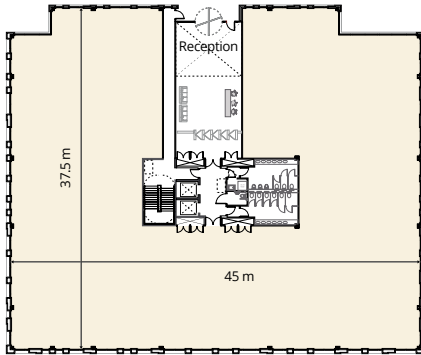
BUILDING 2 - SECOND FLOOR

BUILDING 1 - SECOND FLOOR

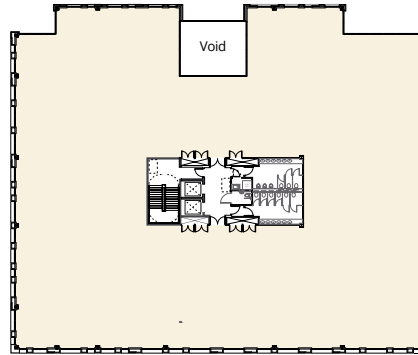


BUILDING 2 - THIRD FLOOR

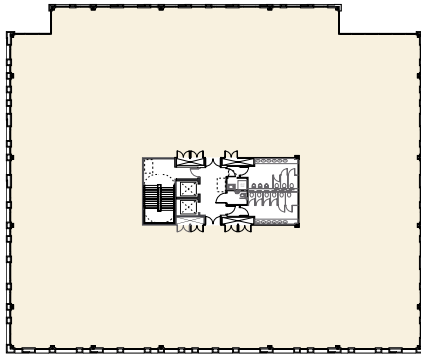
BUILDING 1 - THIRD FLOOR



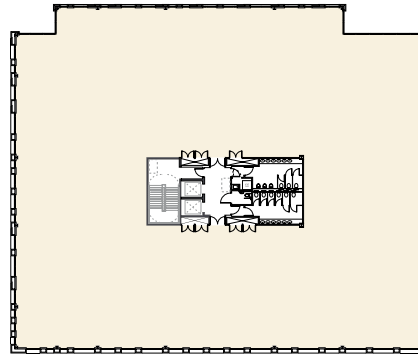
**BUILDING 3 - GROUND FLOOR**



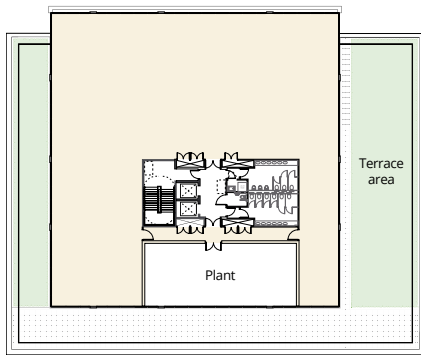
**BUILDING 3 - FIRST FLOOR**



**BUILDING 3 - SECOND FLOOR**



**BUILDING 3 - THIRD FLOOR**



**BUILDING 3 - FOURTH FLOOR**

## FLOORPLANS BUILDING 3

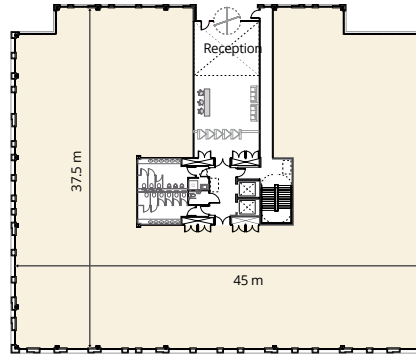
<b>BUILDING 3*</b>	<b>NIA (SQ FT)</b>	<b>NIA (SQ M)</b>
Fourth Floor	8,278	769
Third Floor	16,415	1,525
Second Floor	16,415	1,525
First Floor	15,791	1,467
Ground Floor	14,833	1,378
Reception	1,173	109
<b>Total Area</b>	<b>72,905</b>	<b>6,773</b>

\*Indicative floorplans subject to detailed design

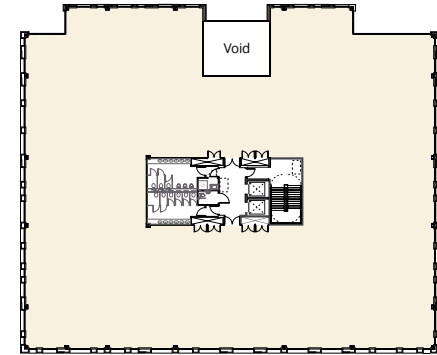
# FLOORPLANS BUILDING 4

BUILDING 4*	NIA (SQ FT)	NIA (SQ M)
Fourth Floor	8,278	769
Third Floor	16,415	1,525
Second Floor	16,405	1,524
First Floor	15,802	1,468
Ground Floor	14,833	1,378
Reception	1,173	109
<b>Total Area</b>	<b>72,906</b>	<b>6,773</b>

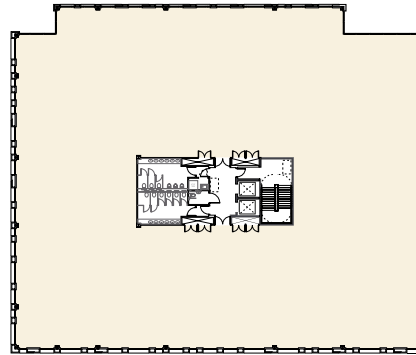
\*Indicative floorplans subject to detailed design



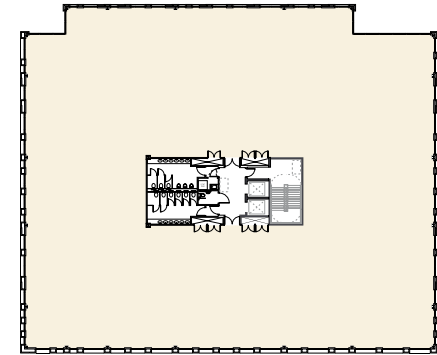
BUILDING 4 - GROUND FLOOR



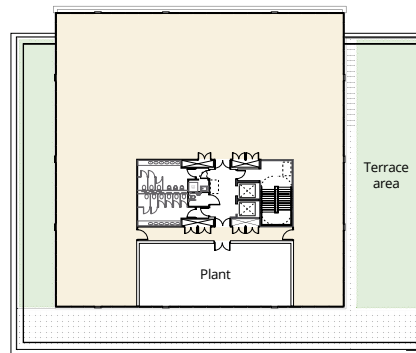
BUILDING 4 - FIRST FLOOR



BUILDING 4 - SECOND FLOOR

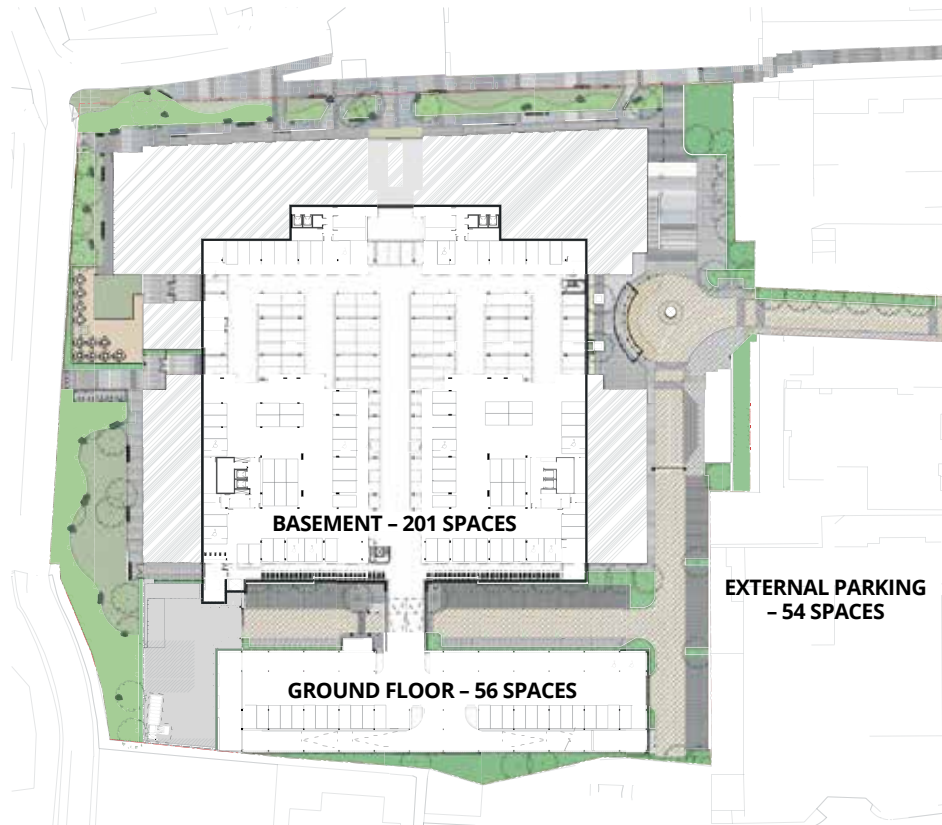


BUILDING 4 - THIRD FLOOR



BUILDING 4 - FOURTH FLOOR



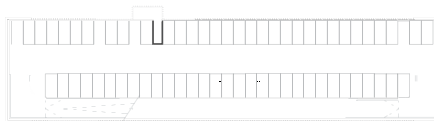


# CAR PARKING

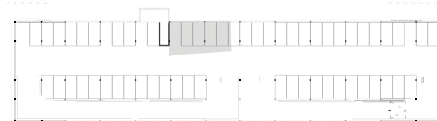
495 car parking spaces are provided on site with 201 spaces in the secure basement, 54 spaces at grade level and 240 spaces in the three-storey car park.

200 spaces in the multi-storey car park will be made available for out of hours and weekend use to the general public.

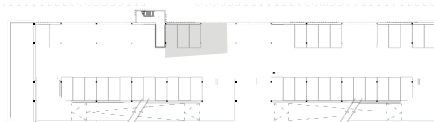
## DECK CAR PARK - UPPER LEVELS



3RD FLOOR - 66 SPACES



2ND FLOOR - 61 SPACES



1ST FLOOR - 57 SPACES



# DESIGNED FOR ALL OF US

WBQ isn't just there for its occupants. Featuring a number of innovative environmental solutions that exceed UK policy, WBQ will lay the foundations for future sustainable development in Windsor, benefitting its neighbours, the town, and the environment.

Putting sustainability first, WBQ is implementing environmental strategies that respond to the climate change agenda such as; renewable energy, reducing carbon emissions, minimising waste and embracing biodiversity initiatives.

The very latest technology, such as passive environmental control, coupled with eye-catching design, will ensure that running costs are kept low while desirability remains high.

# PROJECT TEAM



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Developer:  
**Salmon Harvester  
Properties Ltd**



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Project Management:  
**PSK Project  
Management**



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Architects / Landscape  
Architects / Interiors:  
**HLM Architects**



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M & E Services and  
Sustainability Consultants:  
**MTT**



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Structural Engineering  
Design:  
**Heyne Tillett Steel**



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Christopher Smith Associates  
CHARTERED QUANTITY SURVEYORS  
Quantity Surveyor /  
Cost Consultant:  
**Christopher Smith Associates**



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