



**THE
CHARTER
BUILDING**
UXBRIDGE

CONTRAST & COMPLIMENT

LANDMARK PRESENCE,
QUIETLY CONFIDENT

HIGH STREET BUSTLE,
INTERNAL CALM

ONE ACRE FLOORS,
INTIMATE SPACES

SELF CONTAINED,
URBAN AMENITIES

INTEGRATED,
INDIVIDUAL

BIG SPACE,
A LITTLE DIFFERENT

240,000 sq ft (22,000 sq m) of unique, Grade A office space, in the very centre of Uxbridge.

A few steps from the High Street and opposite the Underground station, The Charter Building provides the largest office space in Uxbridge, boasting floorplates of over an acre in size and ceiling heights of up to 3.4 metres.

The building is redefining the way we work, with its 100 metre internal street offering break-out areas, coffee shops, a concierge service and co-working space.



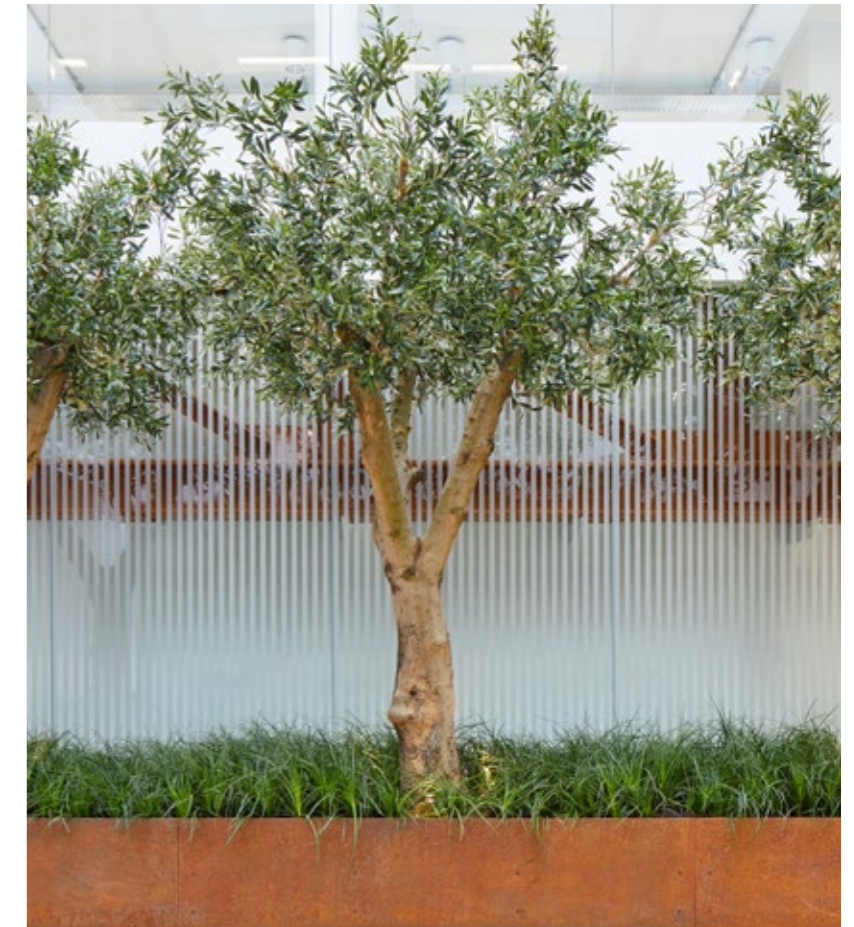
*The High Street leads seamlessly towards
The Charter Building's Northern entrance.*



*The Charter Building's high profile
Southern entrance on Vine Street.*



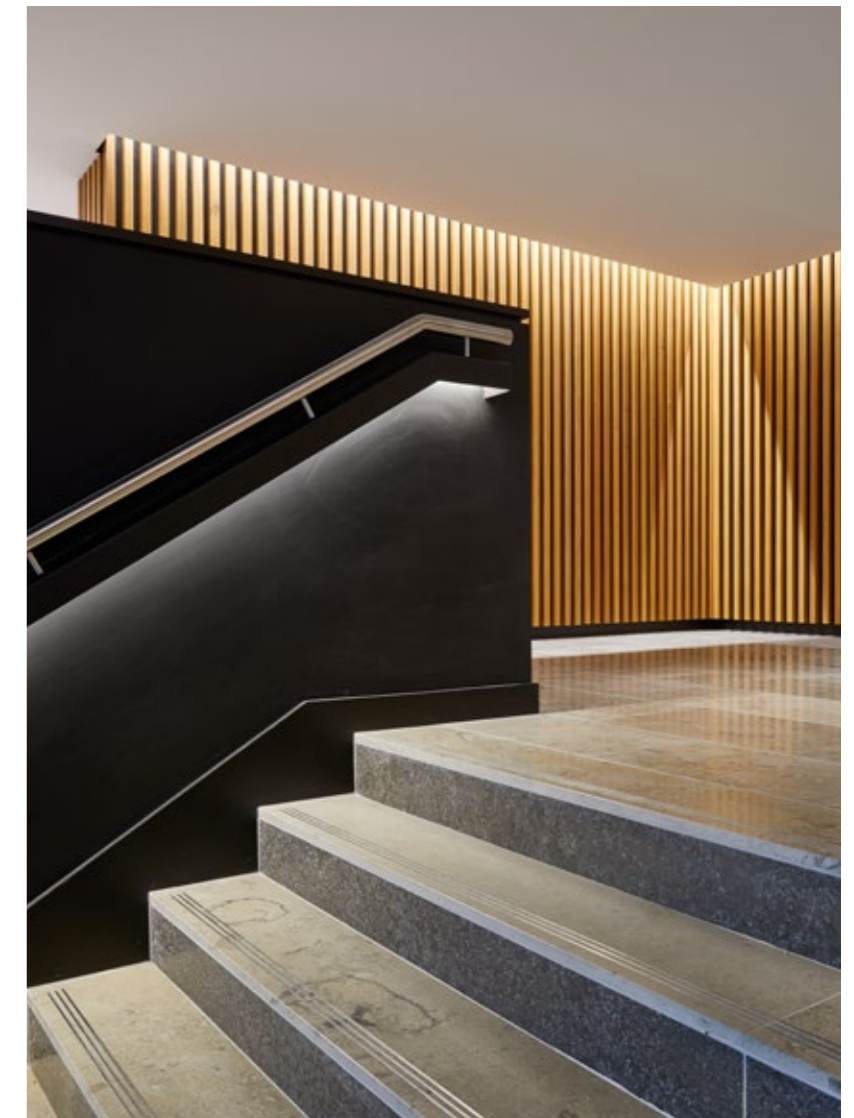
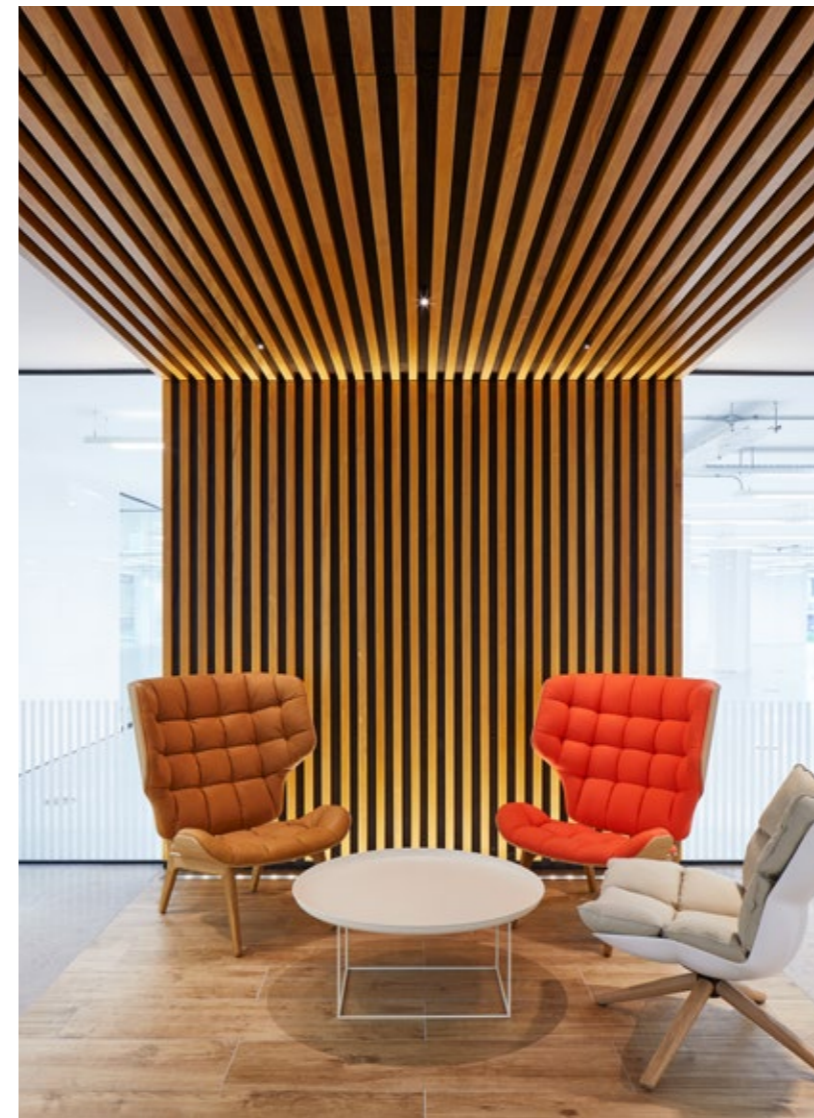
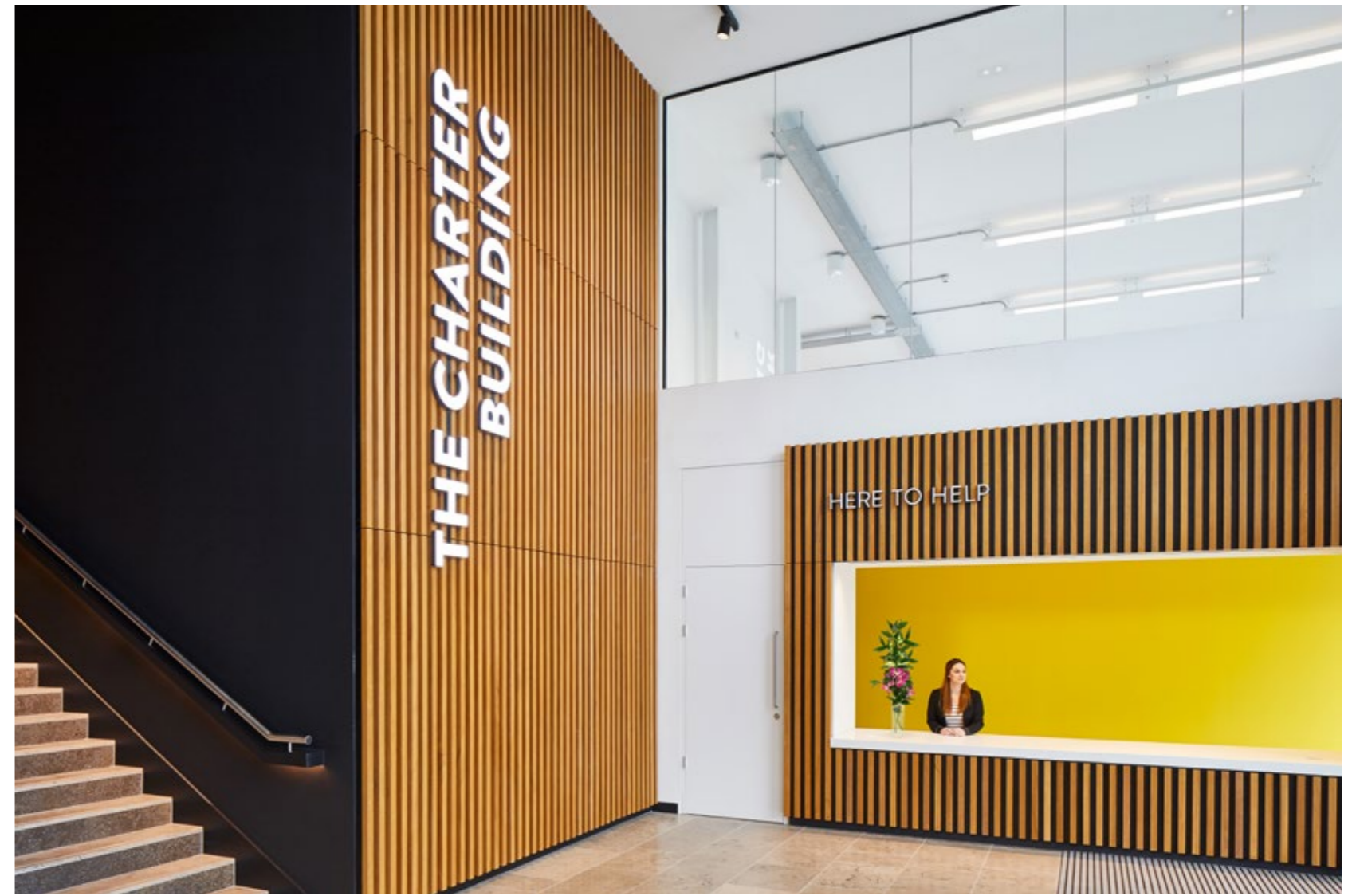
The Northern courtyard entrance, just a few steps from the High Street and the Underground station, is triple-height and has the feeling of a contemporary hotel lobby, featuring a Caffè Kix coffee shop and a co-working space.



Northern entrance experience.



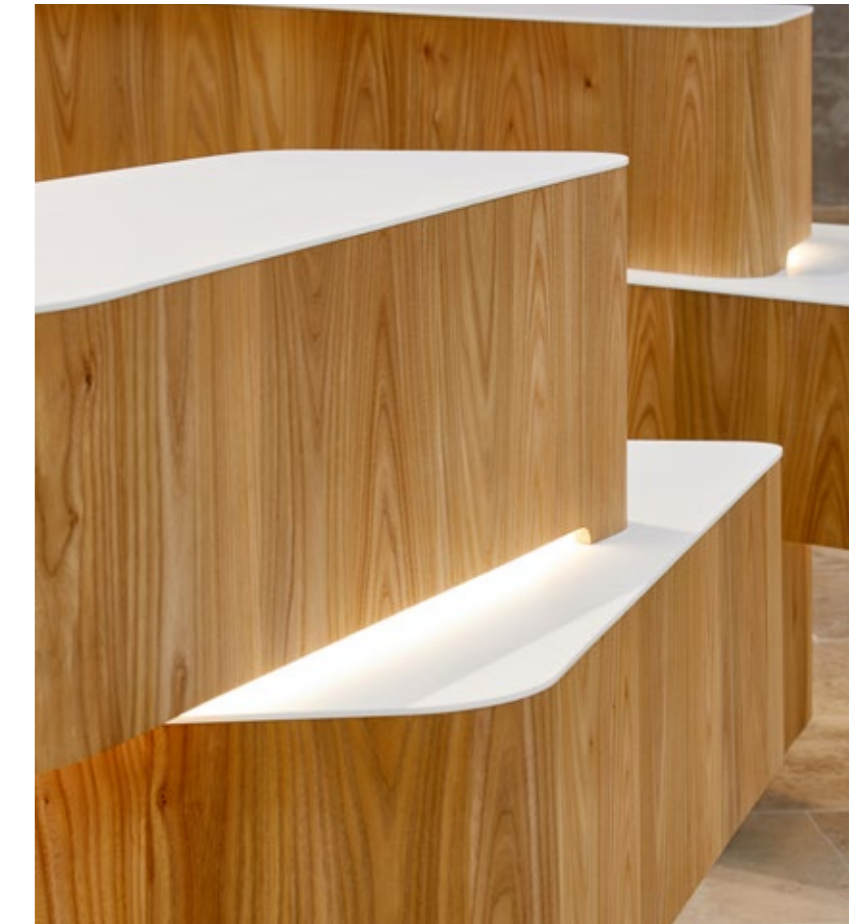
Visitors arriving at the Southern entrance will step into an impressive double-height space and then move up into the reception before being drawn onwards to the activity and buzz of the atrium.



Southern entrance experience.



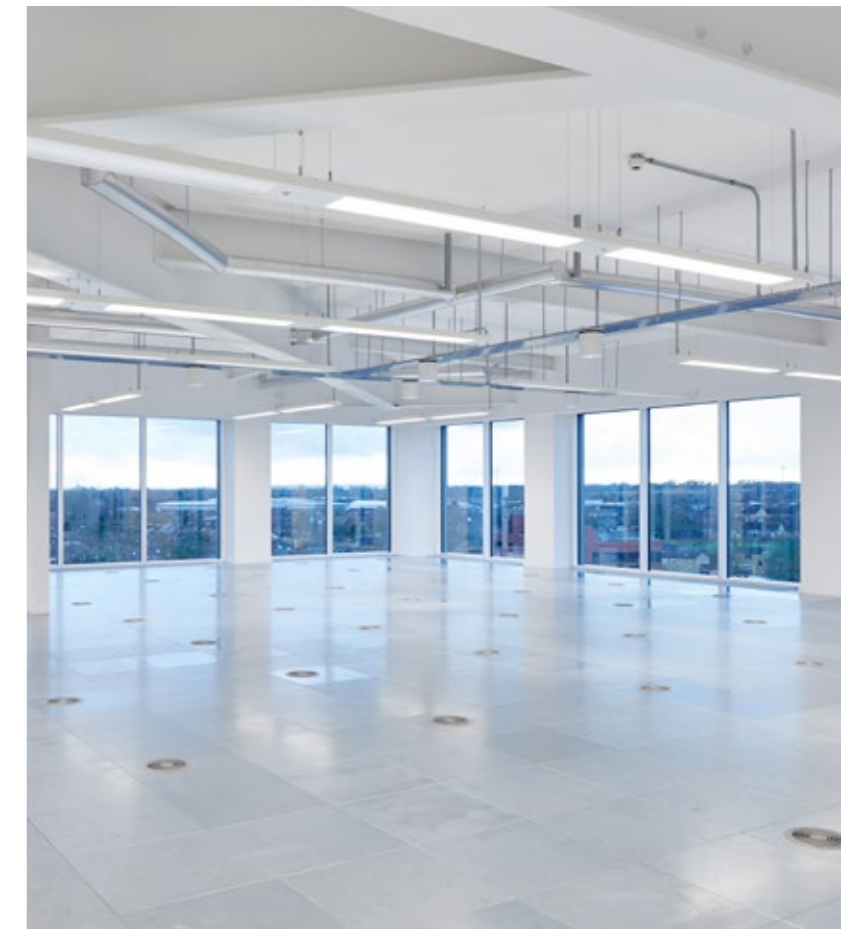
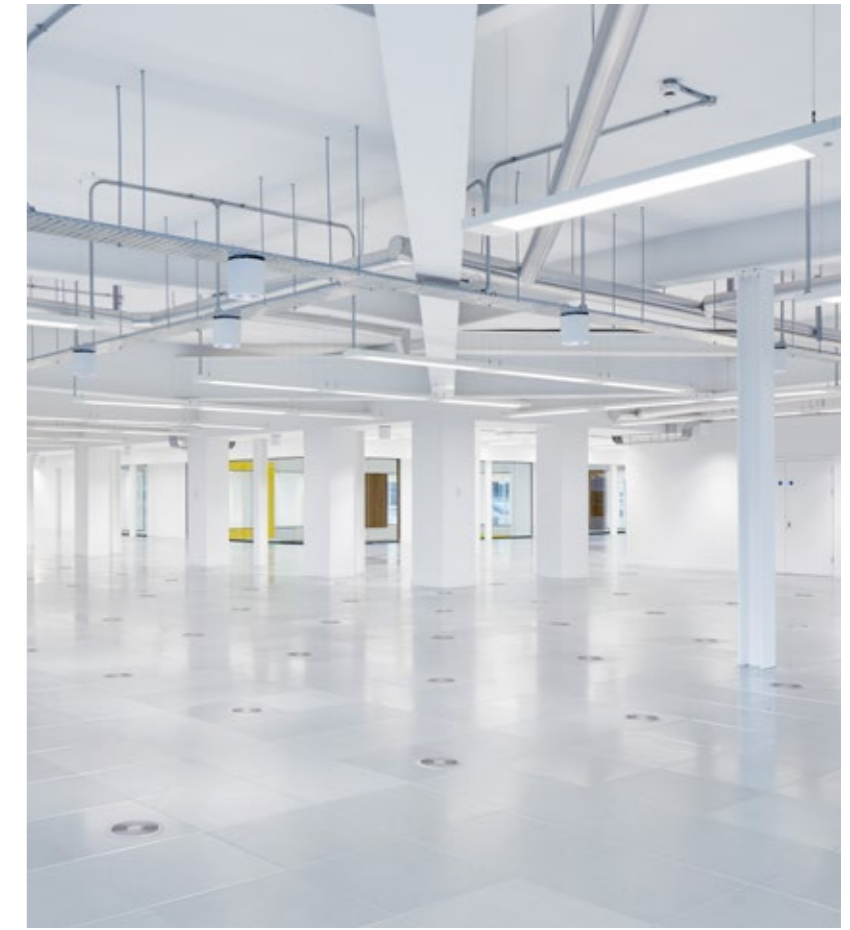
The central atrium.



The central atrium.



The central atrium from the fourth floor.

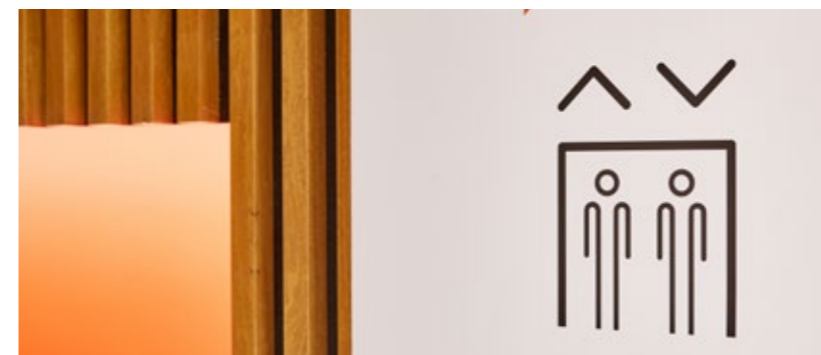
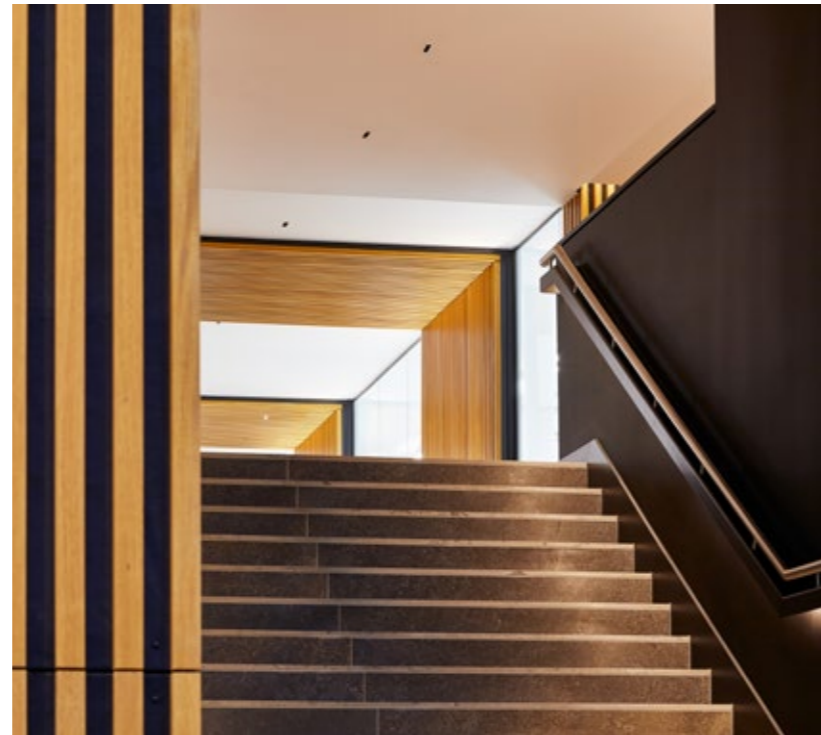
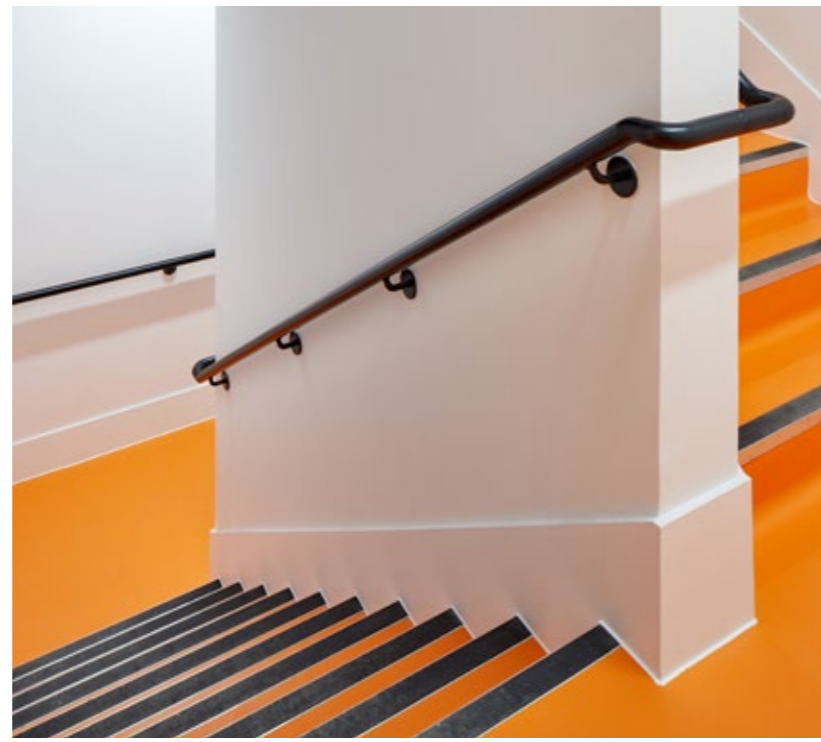


Work space.



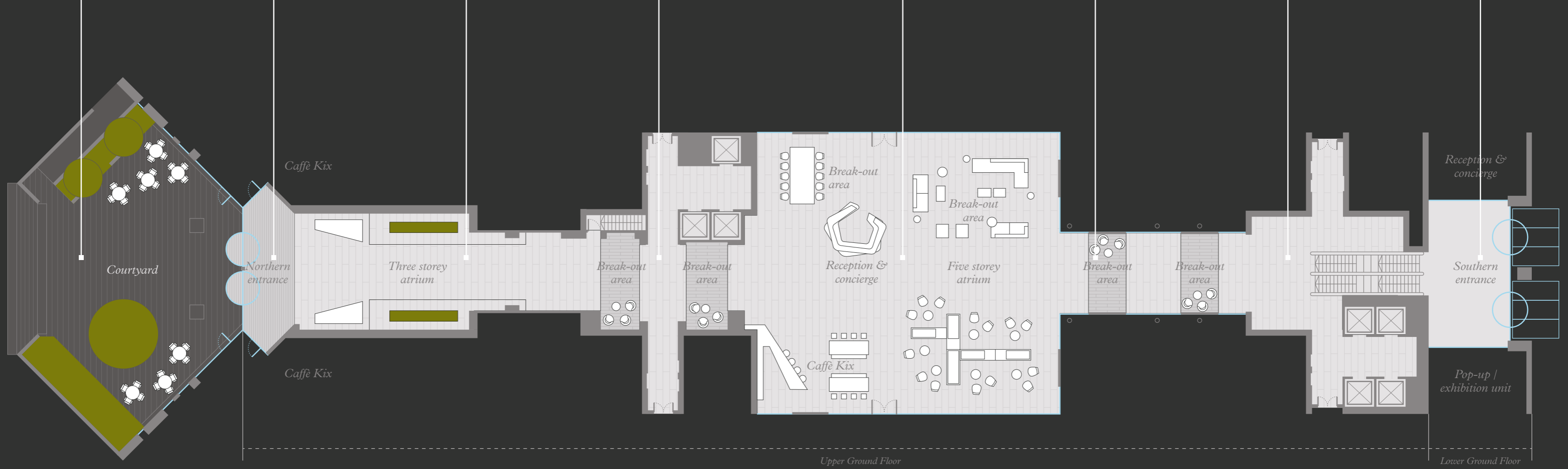


Private terraces totalling 8,000 sq ft (742 sq m).



High quality design and architectural details throughout the building.

THE STREET



The central street swoops through the building linking the Southern 'landmark' corporate entrance to the 'coffee and community' focused Northern entrance.

Unique break-out spaces, designed for people to pause, meet and enjoy, are scattered along the street between the entrances and main atrium.

THE ACCOMMODATION

At 240,000 sq ft, this is quite simply the largest building in Uxbridge, and indeed one of the largest in London and the South East. The building currently boasts the largest floorplate speculatively built in London at over 54,000 sq ft which will provide easily divisible space that can be designed around the occupier.

The floors have the capability of being subdivided up to six ways in various combinations, with suites starting from 6,000 sq ft / 560 sq m.

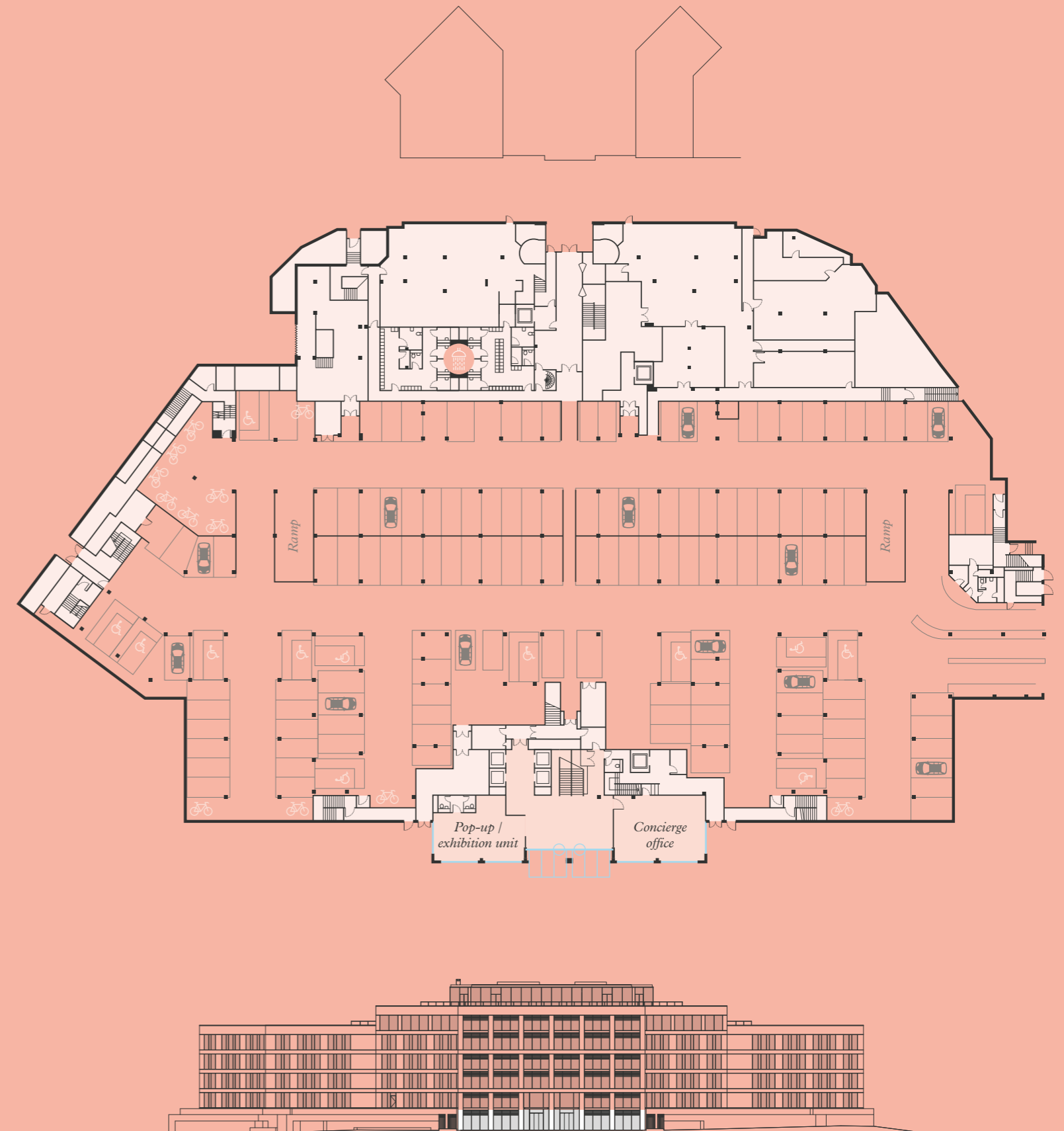
IPMS3		
5th floor offices	8,747 sq ft	813 sq m
5th floor terraces	4,776 sq ft	444 sq m
4th floor offices	36,635 sq ft	3,404 sq m
4th floor terraces	865 sq ft	80 sq m
3rd floor offices	43,509 sq ft	4,042 sq m
3rd floor terraces	2,347 sq ft	218 sq m
2nd floor	54,076 sq ft	5,024 sq m
1st floor	51,146 sq ft	4,752 sq m
Upper Ground floor	38,564 sq ft	3,583 sq m
Office total	232,677 sq ft	21,618 sq m
Terrace total	7,988 sq ft	742 sq m
Building total	240,665 sq ft	22,360 sq m

*Lower Ground Floor:
Concierge office, pop-up / exhibition unit*

*Lower Ground Floor – Basement
326 car parking spaces / 212 cycle spaces / 10 showers with locker and drying space*

LOWER GROUND FLOOR

*Concierge office, pop-up / exhibition unit
326 car parking spaces / 212 cycles spaces / 10 showers with lockers and drying space*

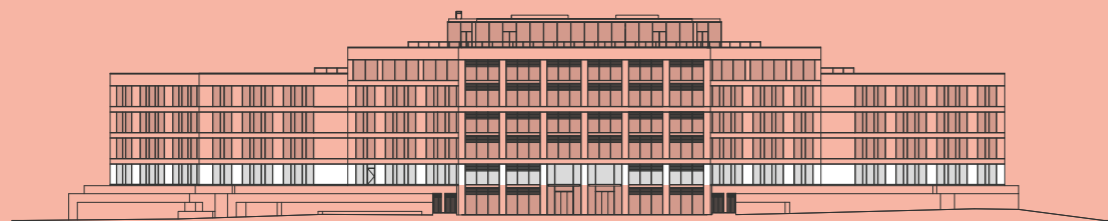
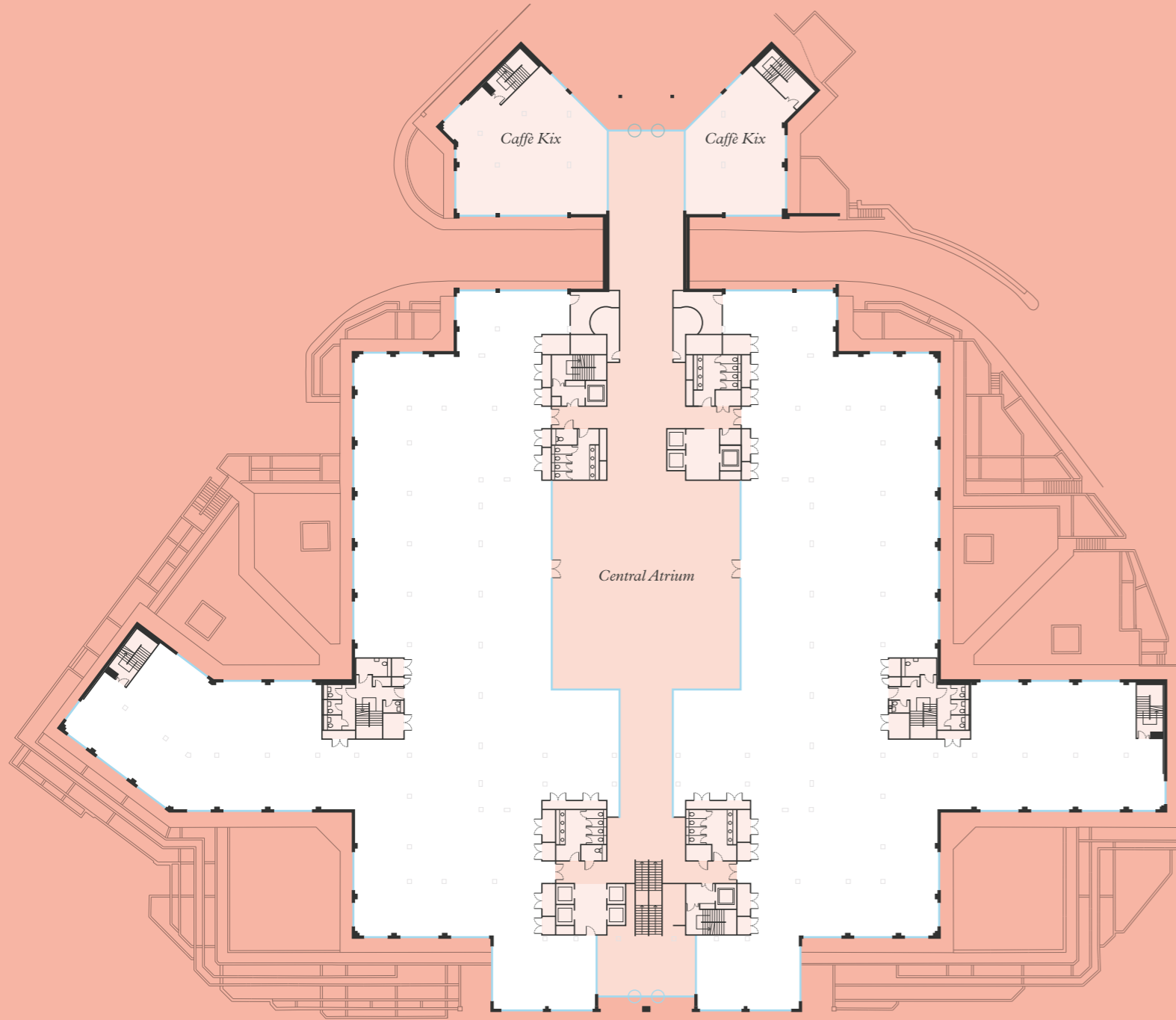


Plan not to scale. For indicative purposes only.



UPPER GROUND FLOOR

Offices: 38,564 sq ft / 3,583 sq m
Ceiling height: 2.7m

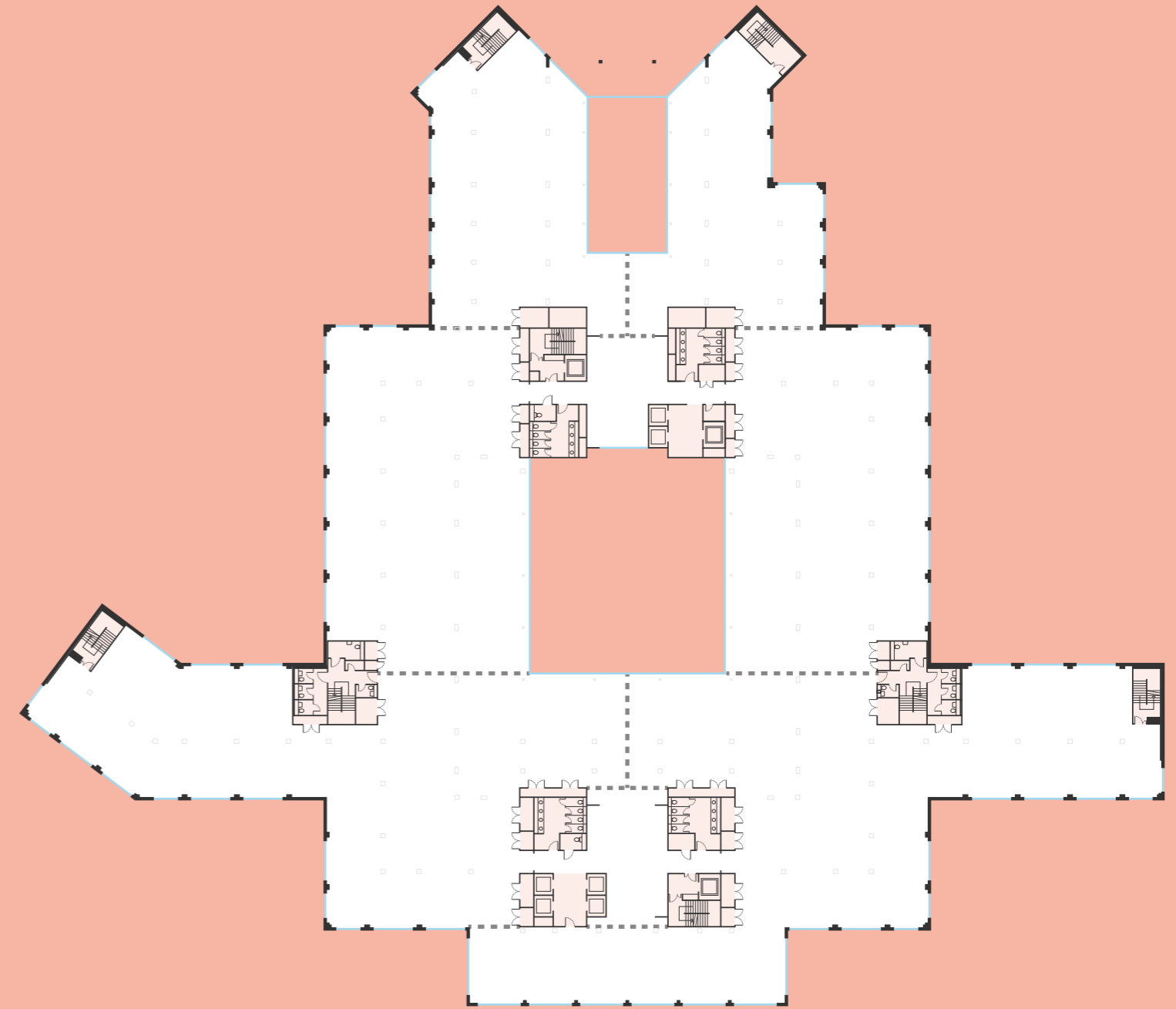


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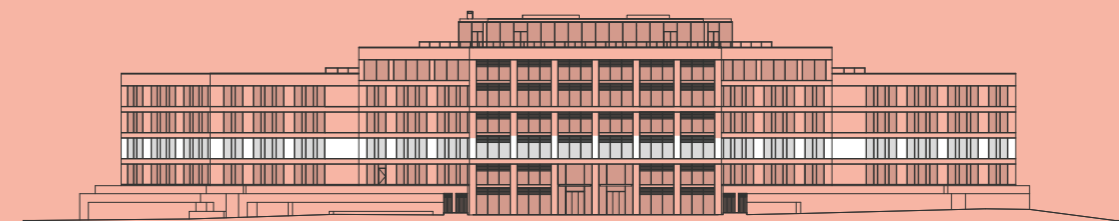


FIRST FLOOR

Offices: 51,146 sq ft / 4,752 sq m
Ceiling height: 2.7m



Dotted line showing 6-way split demise

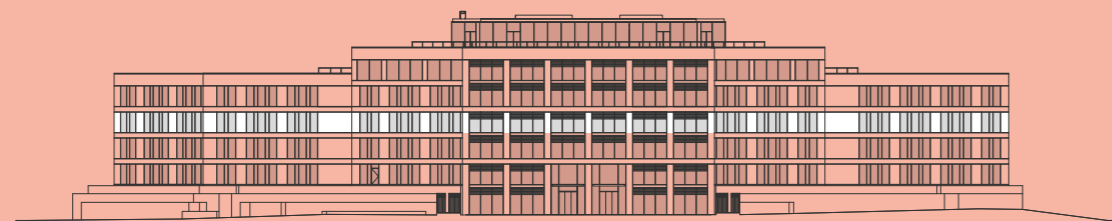
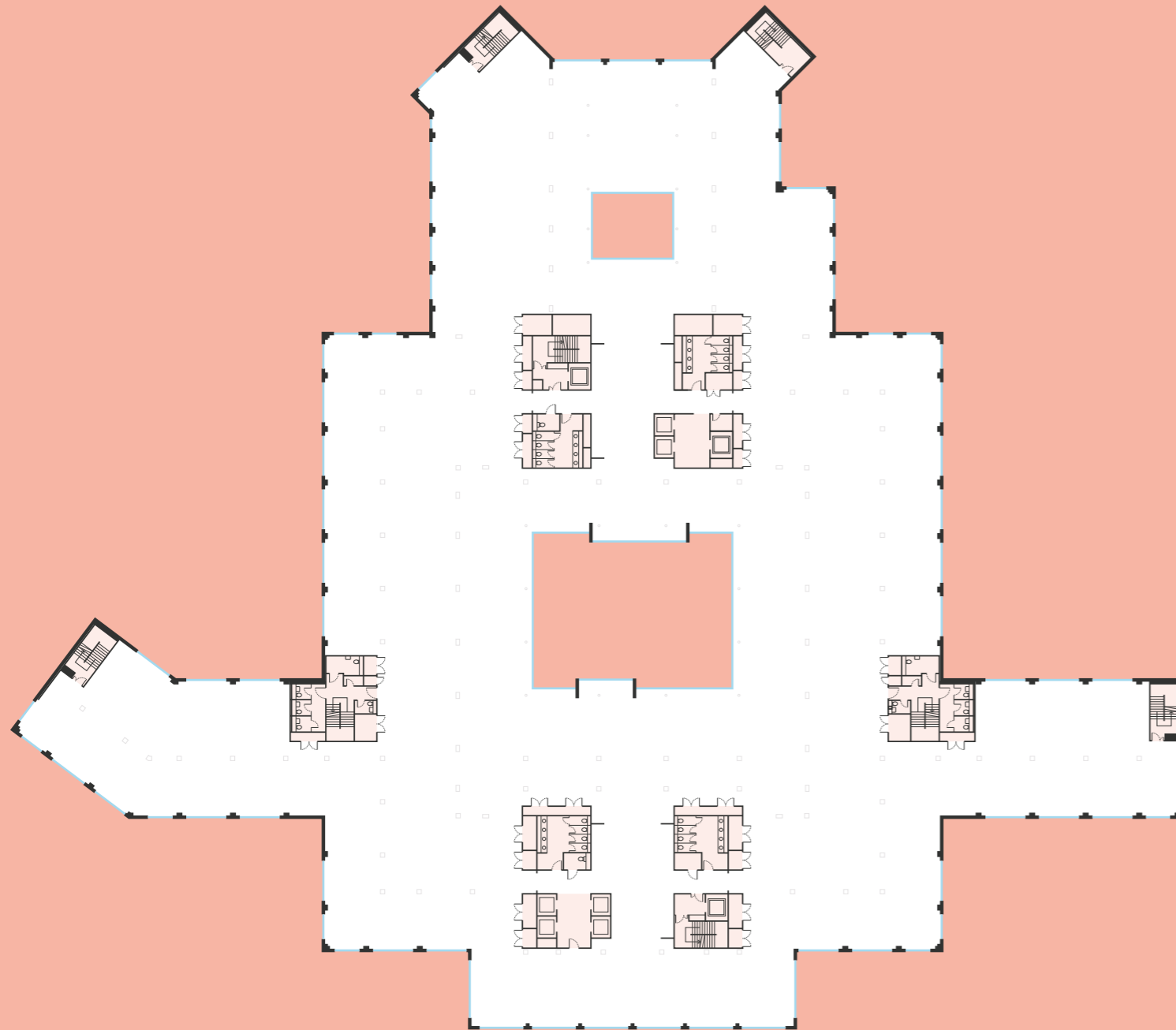


Plan not to scale. For indicative purposes only.



SECOND FLOOR

Offices: 54,076 sq ft | 5,024 sq m
Ceiling height: 2.7m

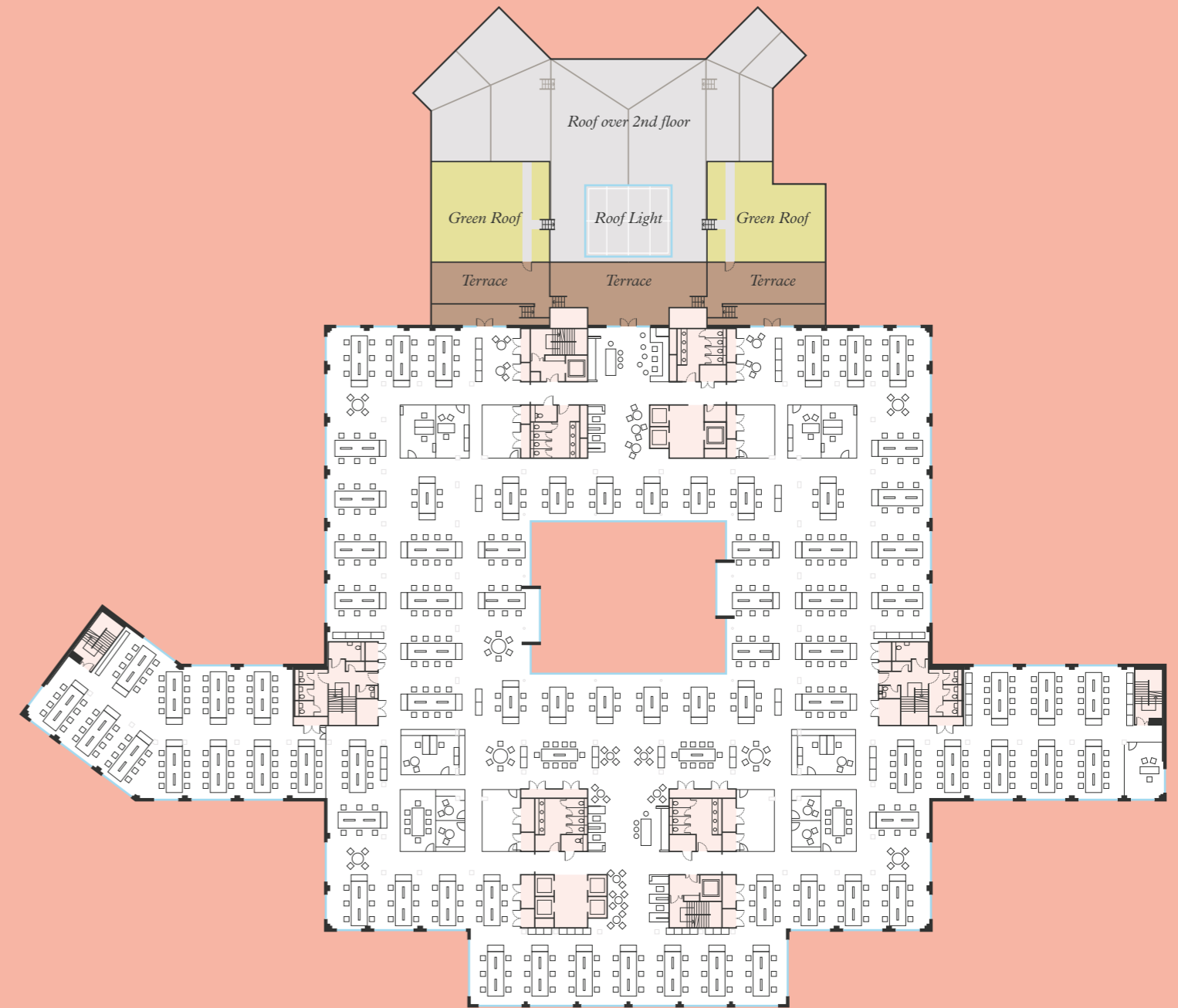


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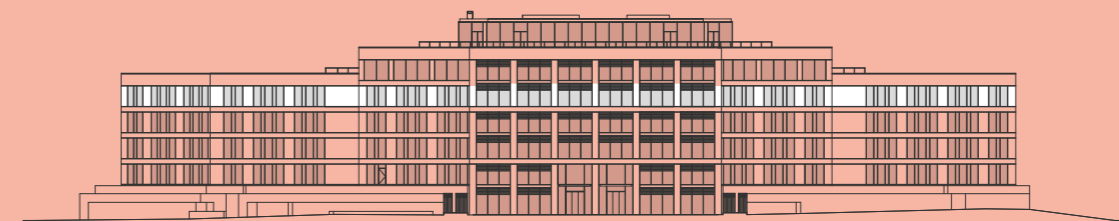


THIRD FLOOR

Offices: 43,509 sq ft | 4,042 sq m
Terraces: 2,347 sq ft | 218 sq m
Ceiling height: 2.7m



Test fit space planning

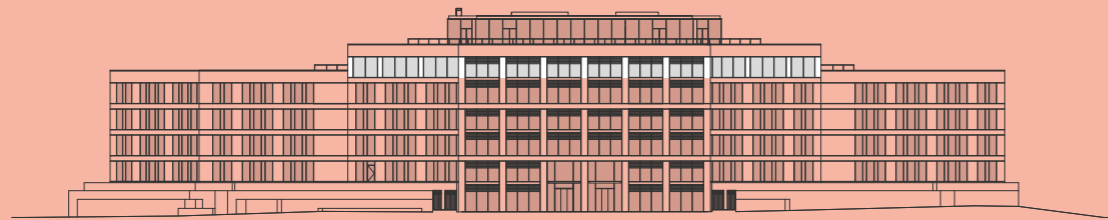
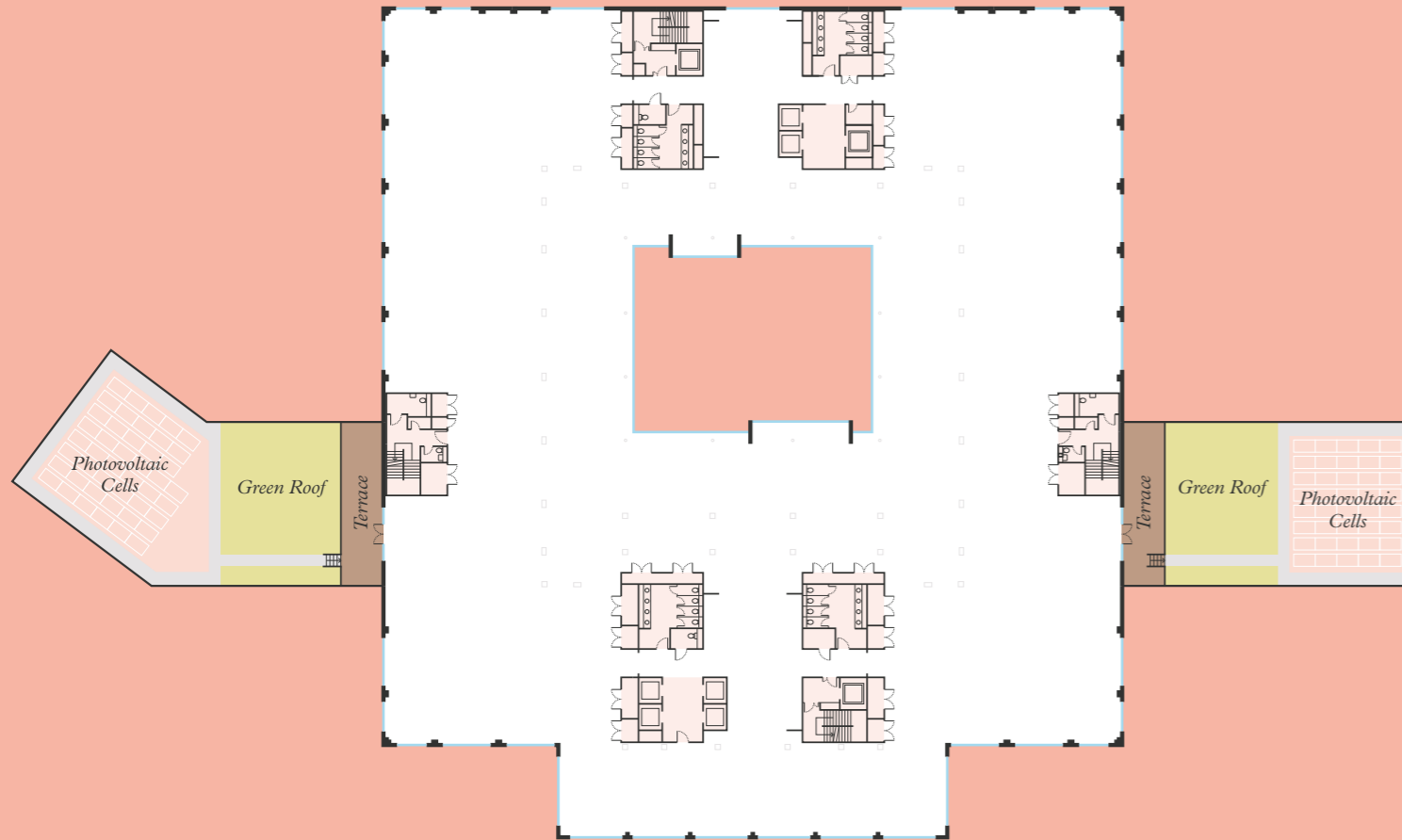


Plan not to scale. For indicative purposes only.



FOURTH FLOOR

Offices: 36,635 sq ft / 3,404 sq m
Terraces: 865 sq ft / 80 sq m
Ceiling height: 3.4m

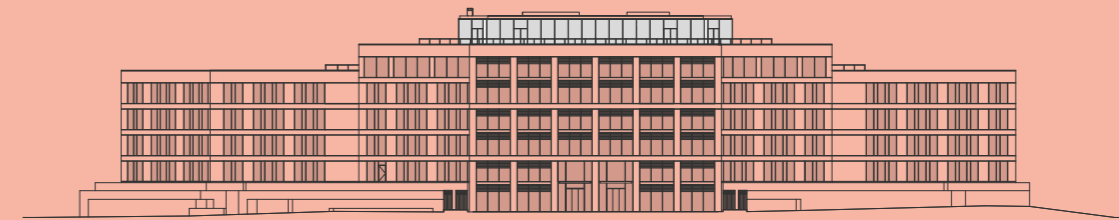
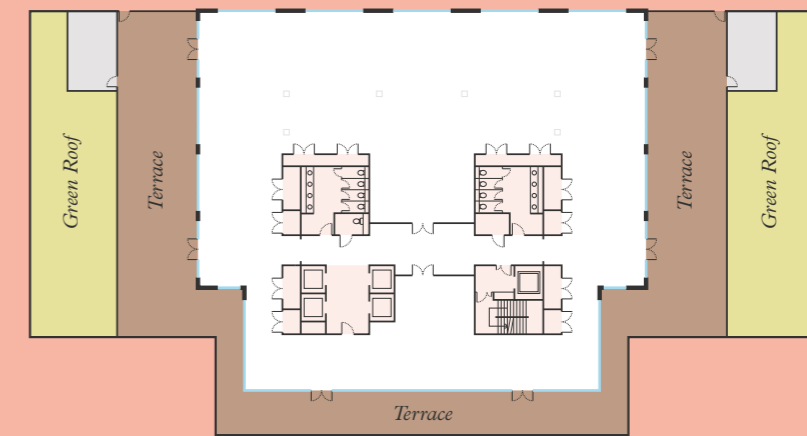


Plan not to scale. For indicative purposes only.



FIFTH FLOOR

Offices: 8,747 sq ft / 813 sq m
Terraces: 4,776 sq ft / 444 sq m
Ceiling height: 2.9m



Plan not to scale. For indicative purposes only.

SPECIFICATION



CHANGING ROOMS
& 10 SHOWERS



CONCIERGE
SERVICE



INTEGRATED
COFFEE SHOPS



212 SECURE
CYCLE SPACES



8,000 SQ FT
OF TERRACES



SUPER FAST PUBLIC
AREA BROADBAND



CO-WORKING
SPACES



FIVE-STOREY
ATRIUM

Specification includes

BREEAM – ‘Very Good’

EPC – ‘B’

Wired Score – ‘Gold’

Flexible and divisible open floorplates

Occupancy density – 1 person to 8m²

Air displacement – air conditioning

Plasterboard lined soffits throughout with suspended LED lighting

Minimum finished floor to exposed soffit height of 2.7m

Raised floor zone – 380mm (inclusive of floor tiles)

Large double-height reception area with feature desk and lighting

Substantial internal five-storey atrium

Decked roof terraces on third, fourth & fifth floors

326 car parking spaces

212 cycle spaces

10 Showers with locker and drying space

Digital building management system

Dedicated delivery access via basement level to all floors

Portico lifestyle | concierge service provider

Floor loadings – 2.5 + 1.0kN/m²

Small power – 25W/m²

Lighting – 10W/m²

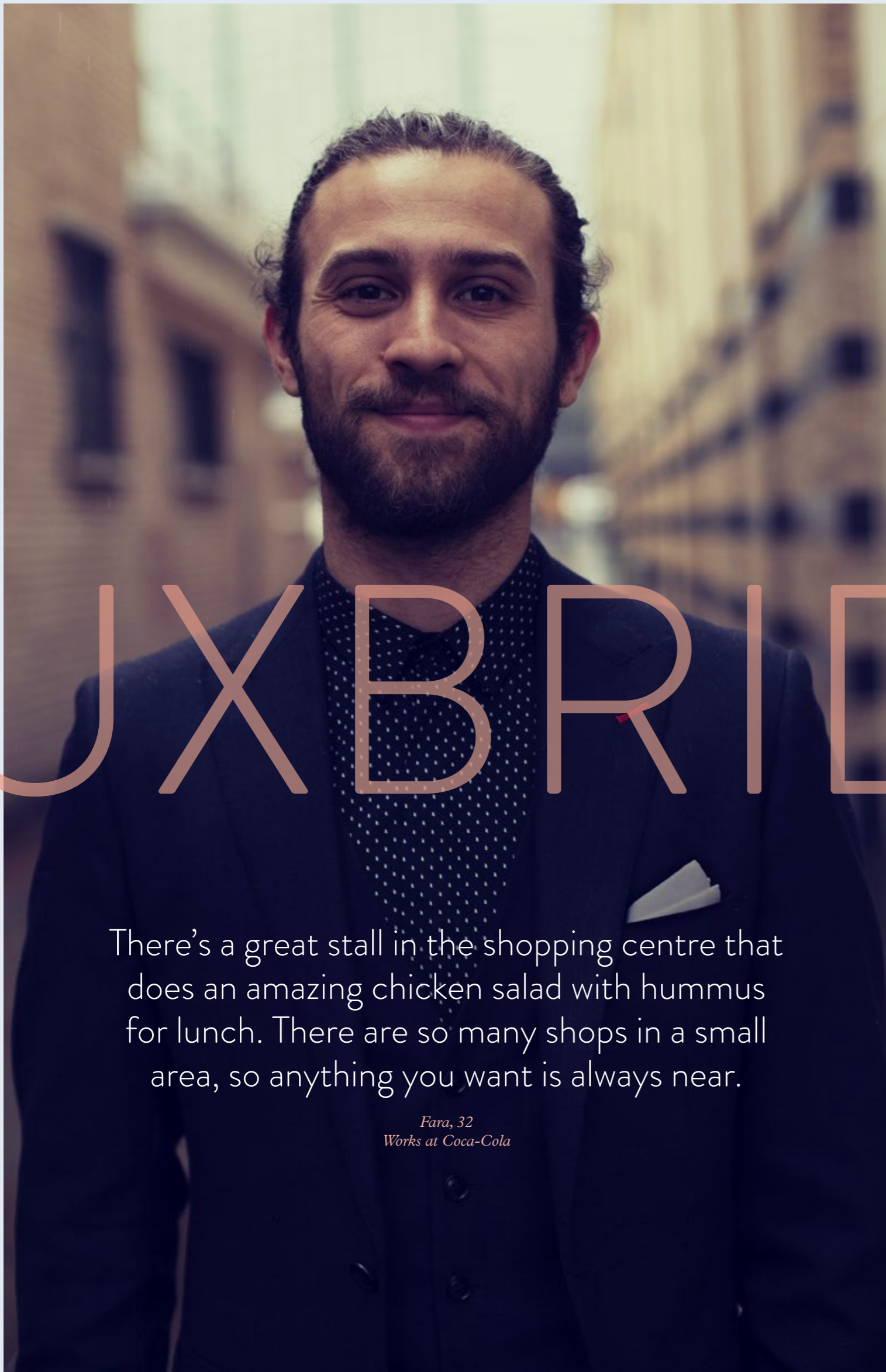
Risers arranged to accommodate single or split tenancy options

Free Wi-Fi to public areas

Standby generators available for tenant use

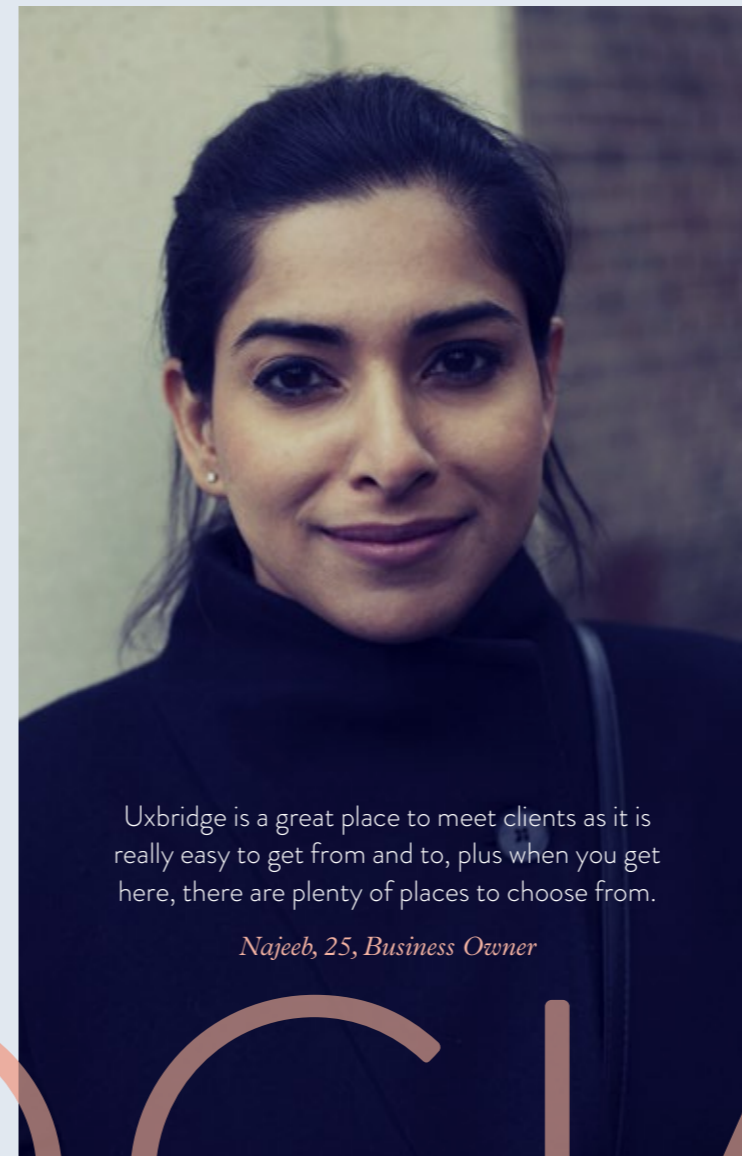
THE
UX
IN
UXBRIDGE

UXBRIDGIANS



There's a great stall in the shopping centre that does an amazing chicken salad with hummus for lunch. There are so many shops in a small area, so anything you want is always near.

*Fara, 32
Works at Coca-Cola*



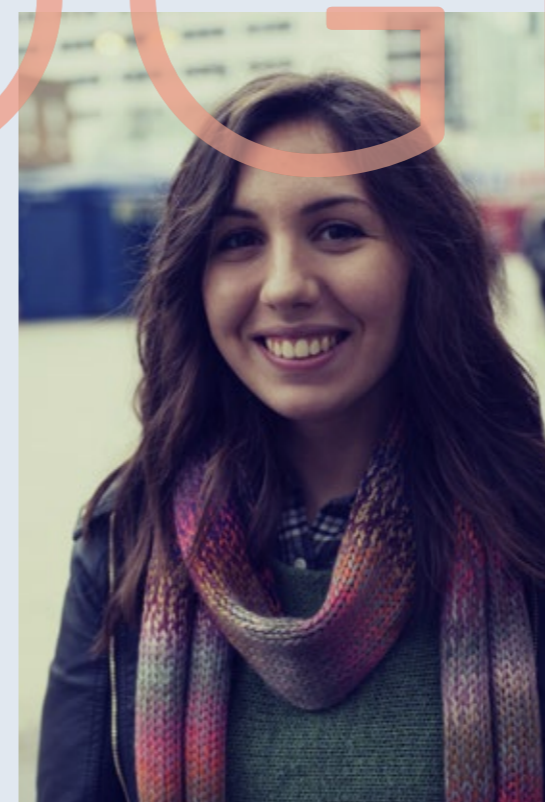
Uxbridge is a great place to meet clients as it is really easy to get from and to, plus when you get here, there are plenty of places to choose from.

Najeeb, 25, Business Owner



Uxbridge is really close to Pinewood Studios and lots of people live in the surrounding area. There's even a shuttle bus to the town centre morning and evening. I'm off for a meeting about building creatures for the next Star Wars film there now.

Rufus, 35, Model Maker



Harris + Hoole is a great coffee shop with a quirky vibe. They serve the best coffee in the area by far.

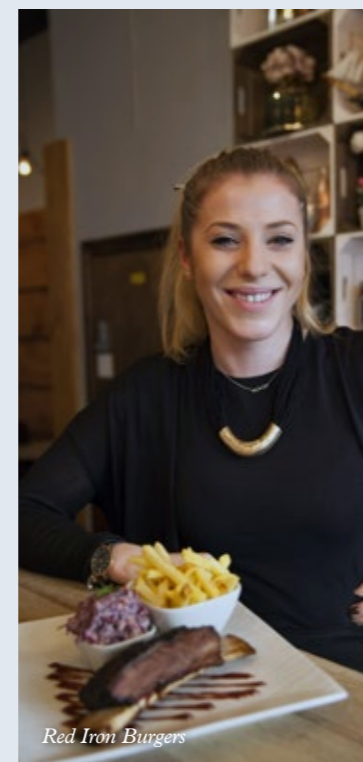
Sarah, 24, Bank Clerk



I live in West Drayton and I commute to Uxbridge every day. There's a great little lane just behind the High Street called Windsor Street loaded with lots of cool little independent shops.

Daniel, 30, Construction Manager

UXBRIDGE EVERYTHING YOU NEED ON YOUR DOORSTEP

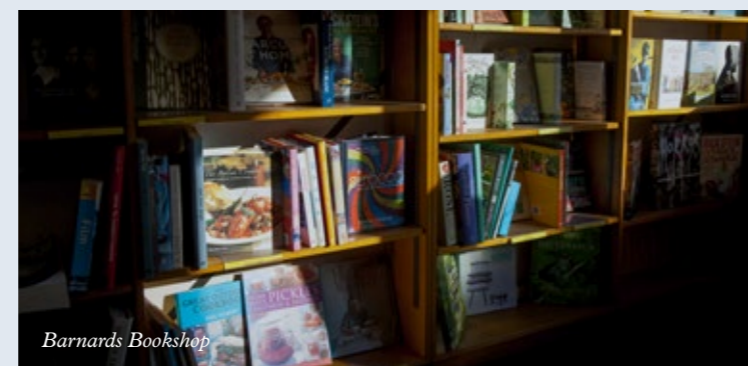
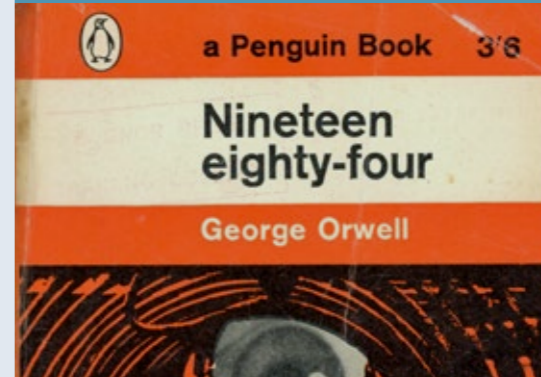


A REAL HORROR SHOW

Brunel University acted as a backdrop to Stanley Kubrick's 1971 movie of Anthony Burgess' 'A Clockwork Orange'.

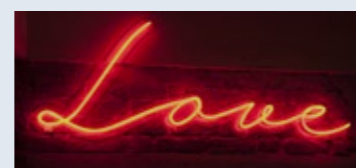
DOUBLE PLUS GOOD

Acclaimed British author George Orwell taught in Uxbridge's Frays College on Harefield Road during the 1930s.



THE BEST MACCHIATO FOR COFFEE SNOBS:

Harris + Hoole
The Market House, Uxbridge UB8 1JN



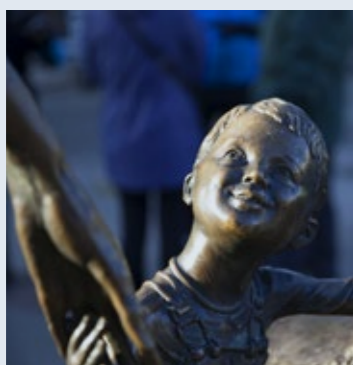
THE BEST, IMPOSSIBLY STACKED HIGH, BURGER:

Red Iron Burgers
280 High Street, Uxbridge UB8 1LQ

NO RUNNING NO DIVING NO BOMBING

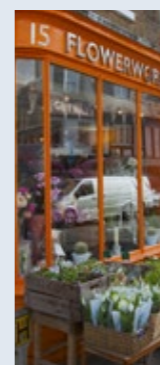
In its Art Deco Grade II surroundings, the Outdoor Pool (previously known as the Uxbridge Lido), has been restored to its 1930s glory, complete with cascades at both ends and a new heated shallow splash pool for children. The perfect place to spend a weekend or a long summer evening.

Photo credit:
fromdiscilldawn.wordpress.com



intuUxbridge **72**
RETAILERS

Pavilions **78**
RETAILERS



wagamama

next

GAP

H&M

IMAX

DEBENHAMS

FIVE GUYS

ACCESSORIZE

TOPSHOP

PANDORA

MONSOON



SWAROVSKI



RIVER ISLAND

Occupiers

- 1 Anadarko
- 2 Armstrong World Industries
- 3 Coca-Cola
- 4 E&J Gallo Winery
- 5 General Mills
- 6 IBB Law
- 7 Insight
- 8 Manpower
- 9 Mitsubishi
- 10 Net App
- 11 Nexen Petroleum
- 12 Parexel
- 13 PWC
- 14 Sunquest
- 15 Xerox

Shopping

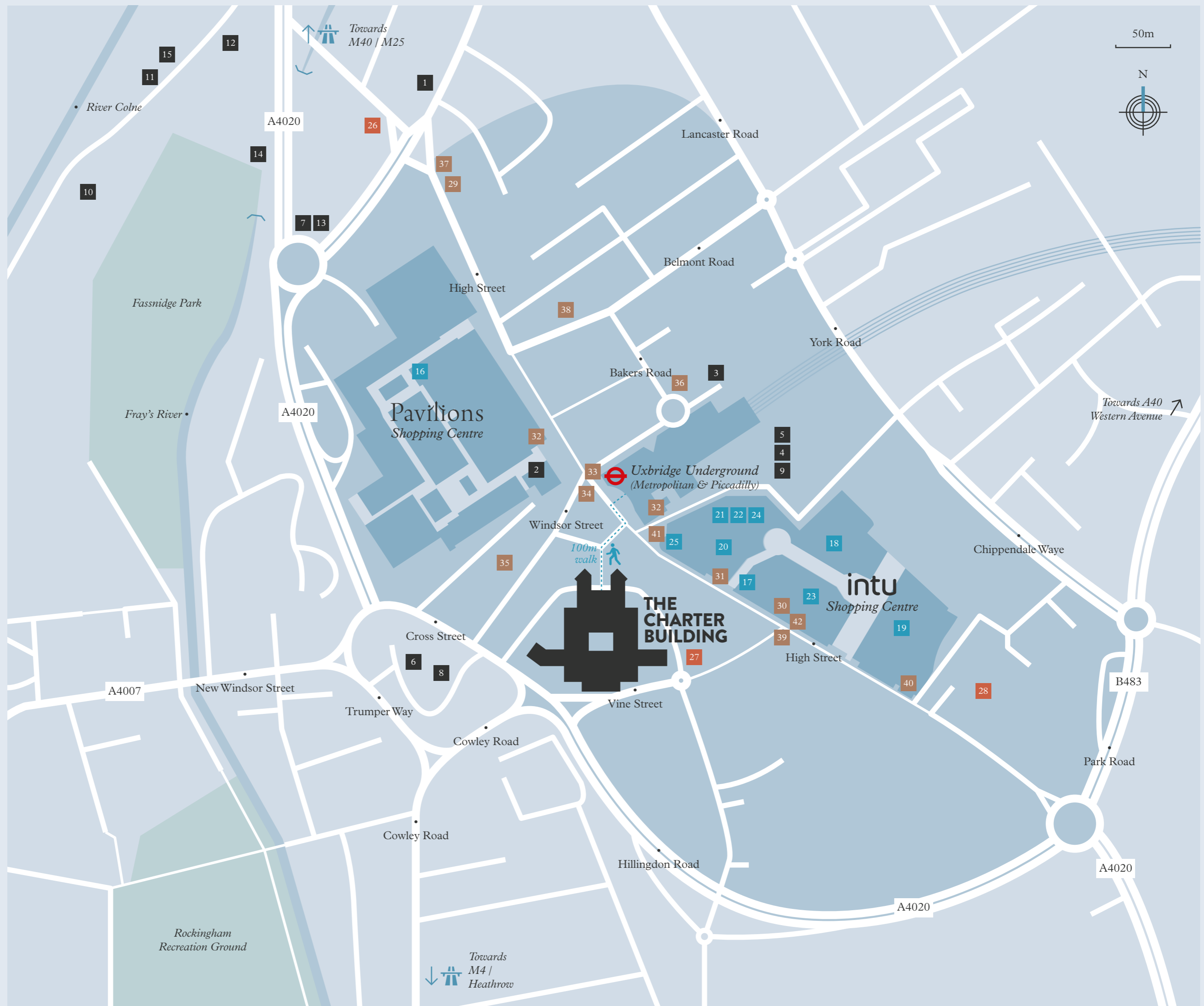
- 16 The Body Shop
- 17 Boots
- 18 Burton
- 19 Debenhams
- 20 Goldsmiths
- 21 Monsoon
- 22 Next
- 23 Office
- 24 Pandora
- 25 Waterstone's

Health & Fitness

- 26 RUSH Fitness Club
- 27 truGym
- 28 Active 4 Less

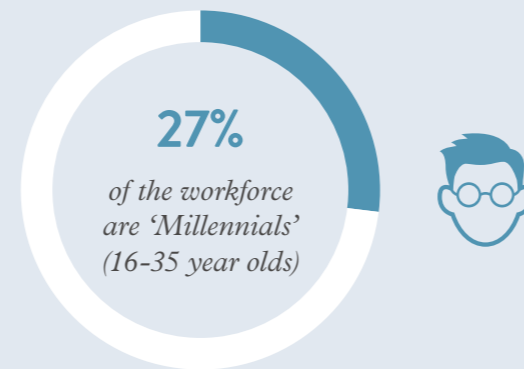
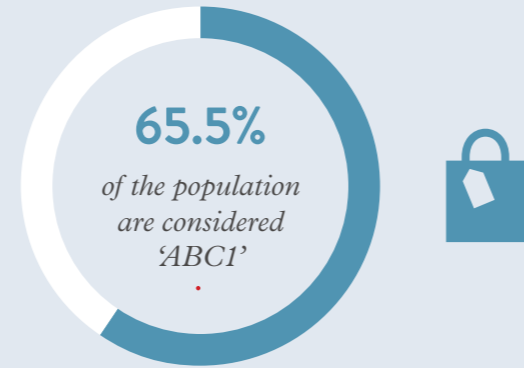
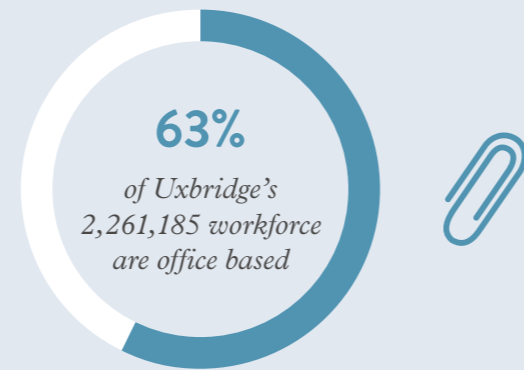
Food & Drink

- 29 Bar Italia
- 30 Bella Italia
- 31 Caffè Nero
- 32 Costa
- 33 Five Guys
- 34 Harris + Hoole
- 35 Martin's Place Bistro
- 36 Nabrasa Brazilian
- 37 Nonna Rosa
- 38 Prezzo
- 39 Red Iron Burgers
- 40 Slug & Lettuce
- 41 Starbucks
- 42 Wagamama



“
 WE’VE GOT ALL SORTS OF
 INCREDIBLE, INCREDIBLE
 COMPANIES HERE IN THIS
 AREA WITH A STRONG AND
 DYNAMIC ECONOMY
 ”

BORIS JOHNSON
 MEMBER OF PARLIAMENT FOR
 UXBRIDGE AND SOUTH RUISLIP



BUSINESS LOCATED IN UXBRIDGE INCLUDE



4,400

BRUNEL UNIVERSITY LONDON, ONE OF THE CAPITAL'S TOP-TEN UNIVERSITIES, PRODUCED 4,383 GRADUATES IN 2013 / 2014: **UNDERGRADUATES (2,558) / POSTGRADUATE (1,825)**

IN ADDITION, UXBRIDGE IS HOME TO THE OUTSTANDING ACS INTERNATIONAL SCHOOL AND UXBRIDGE COLLEGE.

4,640,000
 PEOPLE WITHIN A 45 MINUTE DRIVE OF UXBRIDGE



“The best addresses are in North Hillingdon and North Uxbridge and prime roads include The Drive, on the Ickenham borders, and Vine Lane, where large houses fetch £1million to £2million.” ~ Metro.co.uk

WHERE THE HEART IS

With an average property price tag of around £395,000, Uxbridge provides a range of properties that suit a range of pockets.

Average Uxbridge house prices*		Average Uxbridge rents*	
Detached	£499,988	Five bedrooms	£2,298 pcm
Semi Detached	£454,875	Four bedrooms	£1,910 pcm
Terraced	£372,550	Three bedrooms	£1,596 pcm
Flat	£270,492	Two bedrooms	£1,326 pcm
		One bedroom	£955 pcm

* September 2016.
 Sources: rightmove.co.uk / home.co.uk



38 mins

TUBE TO ZONE 1

(Baker Street / Metropolitan Line)



13 mins

DRIVE TO HEATHROW

(6.5 miles)



5 mins

TO THE M40 / M25 JUNCTION

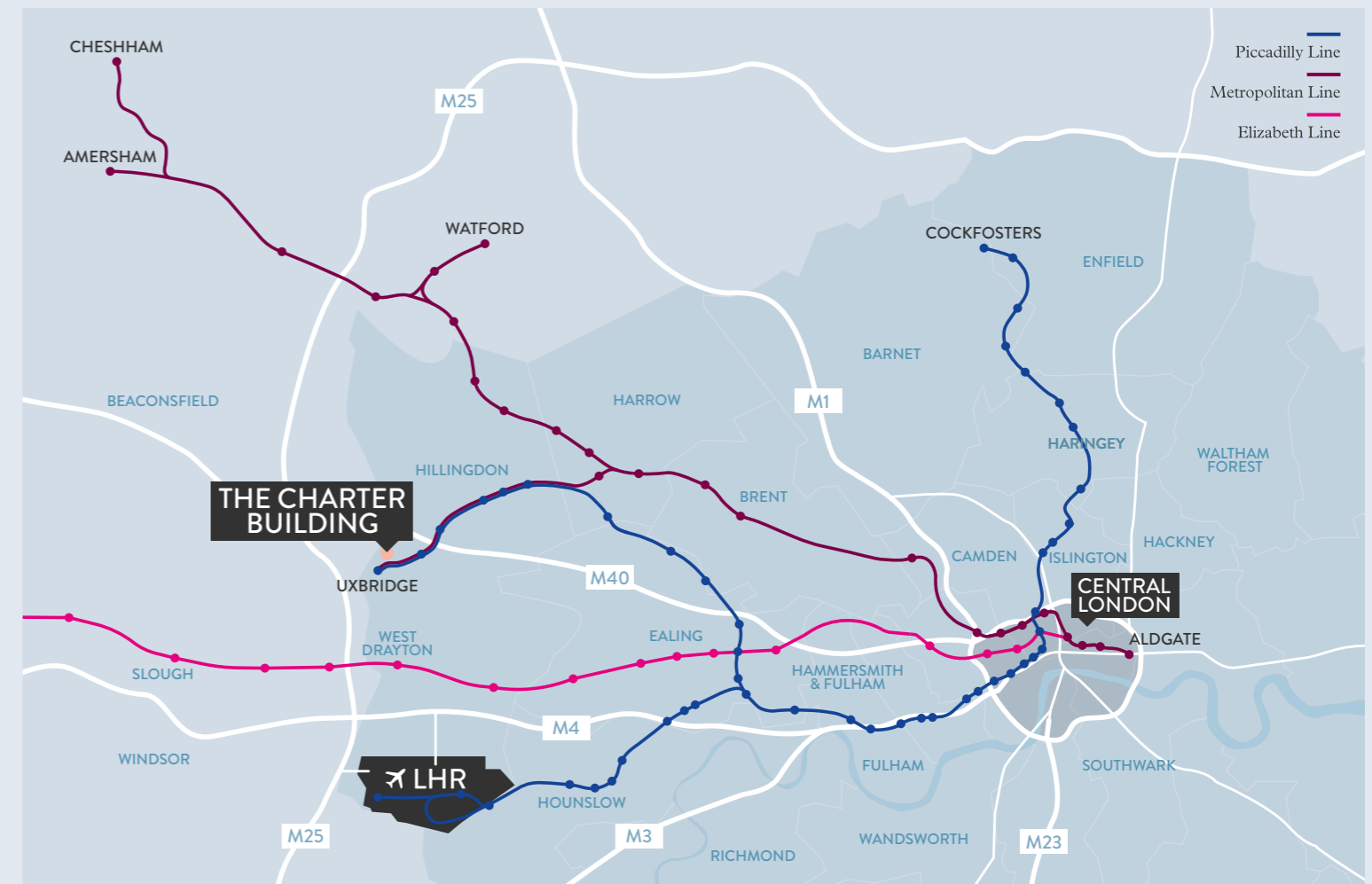
(3.5 miles)



100m

WALK TO THE UNDERGROUND

(Metropolitan & Piccadilly Lines)



IN A WORLD THAT IS
CONSTANTLY ON THE MOVE,
UXBRIDGE MAKES IT EASY

With the M4, M40, and M25 close by, travelling to and from Uxbridge in all directions is simple and efficient. The existing infrastructure and transport networks provide excellent options for getting to work.

In addition, Uxbridge will benefit from The Elizabeth Line (from 2019) at West Drayton, which will provide direct trains to Paddington in 20 minutes.

Uxbridge is also ideally positioned for international travel with Heathrow Airport just a 13 minute drive away.



Travel times by car from Uxbridge

Heathrow	13 minutes
M1 (J1)	35 minutes
M40 / M25	5 minutes
M4 / M25	14 minutes
M3 / M25	27 minutes
Slough	15 minutes
Beaconsfield	17 minutes
Harrow	22 minutes
Amersham	23 minutes
Windsor	23 minutes
Marlow	25 minutes
Watford	28 minutes
Brentford	29 minutes
Twickenham	36 minutes
Wokingham	38 minutes
Reading	46 minutes
Oxford	54 minutes



The local bus station, located in the town centre, also provides a fast and regular service for those visiting Uxbridge who don't travel by underground or car.



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THECHARTERBUILDING.COM



 *Landid*
 @landidproperty

The Charter Building
 @CharterBuilding

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The facts contained in this brochure are correct to the best of our knowledge, but (legally) please make sure you don't take our word for it. 2017.



At Landid, we take all available steps to look after the environment, which is why this brochure is printed on paper from renewable sources.

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