

# UB

**The Urban Building**  
Slough



**Standard Life**  
Investments

CONTEMPORARY GRADE A OFFICES  
SUITABLE FOR ALL TYPES OF BUSINESS  
3,770 – 67,864 SQ FT





# A BRIGHT AND FRIENDLY WELCOME

## DESIGNED TO MEET THE NEEDS OF A NEW BREED OF BUSINESS

Agile, flexible and collaborative, modern businesses need a new style of office.

The Urban Building is a multi-let, Grade A office building that delivers.

Designed to provide a vibrant home to a mixed office community, the office space is centred around a modern reception and contemporary ground floor café.

The building was conceived with maximum flexibility in mind. Each of its floors is divisible by three, creating high quality suites for all sizes of business, from as little as 3,770 sq ft for smaller companies, to full floors of 13,725 sq ft for larger occupiers.

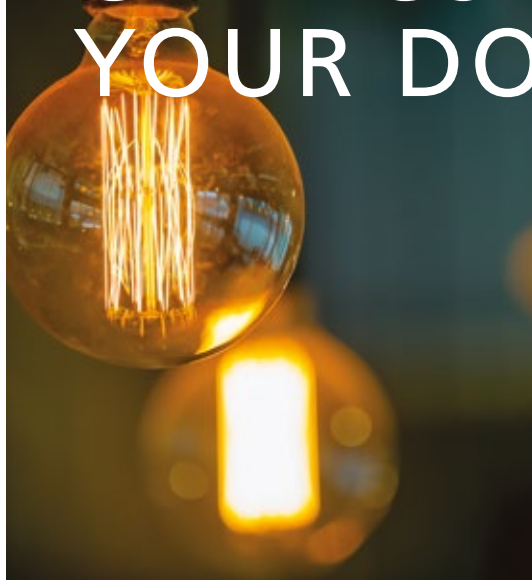
Welcome to a fresh new office experience.







# CAFÉ CULTURE ON YOUR DOORSTEP



More flexible spaces mean more interaction, more collaboration and more productivity.

The ground floor café is the perfect place for a spot of breakfast, an informal meeting or a quick coffee with colleagues.

WiFi is provided, so you'll always stay connected.

Strategically situated just minutes from Junction 6 of the M4, and close to picturesque Eton and Windsor, the location provides corporate status and prominence, as well as easy access to Slough town centre, Heathrow and London.



# VIEW WITH MORE ROOM







"The Urban Building has been a huge success with all our KP colleagues – the views and amount of light received are second to none in the area. The team and their agent helped with making the move into The Urban Building as smooth as possible, and Caffé Kix on the ground floor is a strong addition."



### SPECIFICATION

- 150mm accessible raised floors
- Metal tiled suspended ceilings
- Floor-to-ceiling height of 2.75m
- LG7 compliant lighting
- EPC Rating C (53)
- Shower and cycle facilities
- Terraced balcony on the upper floors
- 4 pipe fan coil air-conditioning
- Flexible floor plates
- Secure on-site car parking with 240 spaces (1:340 sq ft)
- 3 x 13 person passenger lifts

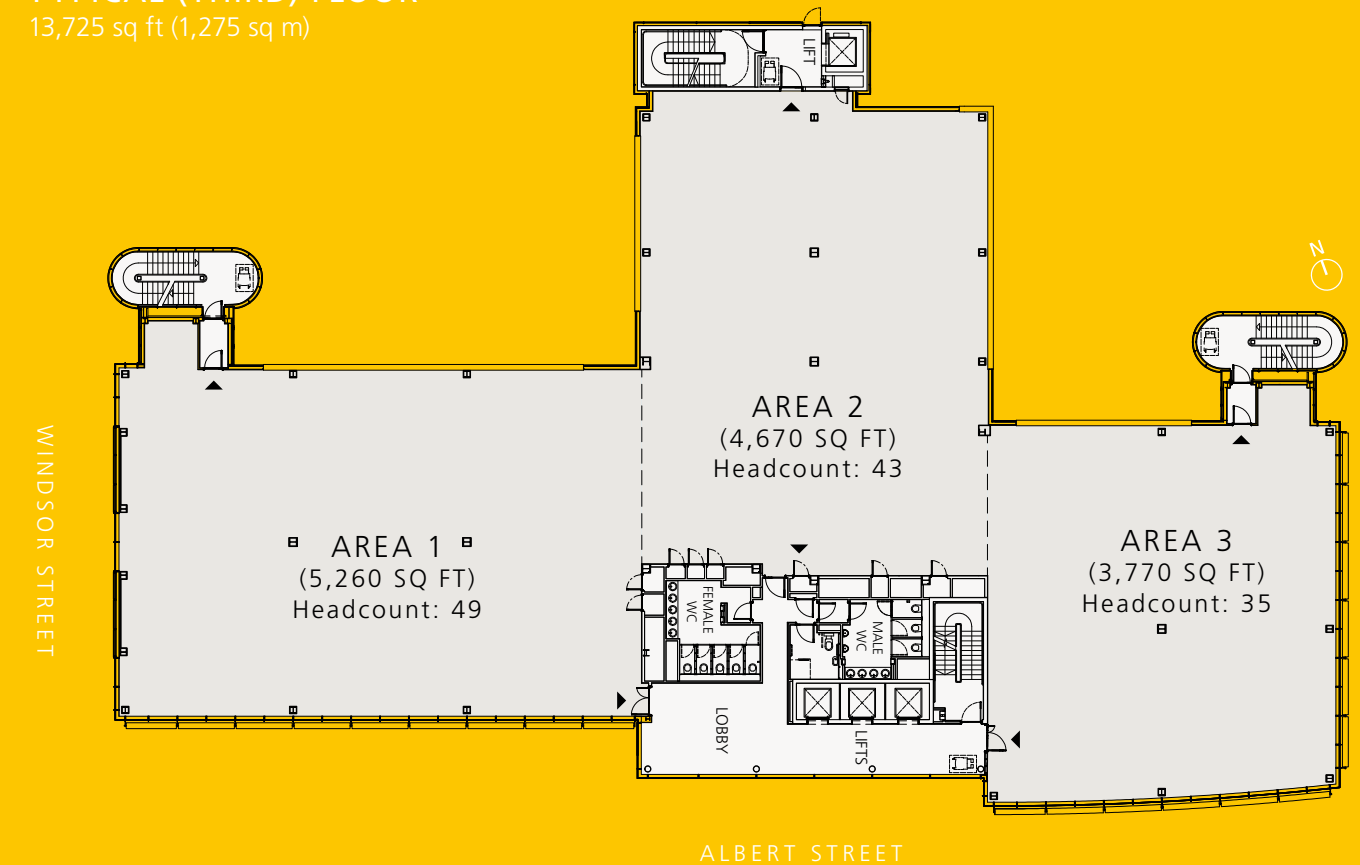
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Seventh	12,076	1,122
Sixth	12,648	1,175
Fifth		KP Snacks
Part Fourth		Mycom
Part Fourth	5,225	485
Third	13,725	1,275
Part Second		Lupin
Part Second	9,910	920
First	12,916	1,200
Ground	1,364	127
<b>TOTAL</b>	<b>67,864</b>	<b>6,304</b>



### TYPICAL (THIRD) FLOOR

13,725 sq ft (1,275 sq m)



Plan not to scale. For indicative purposes only. Headcount calculated at 1:10 sq m.

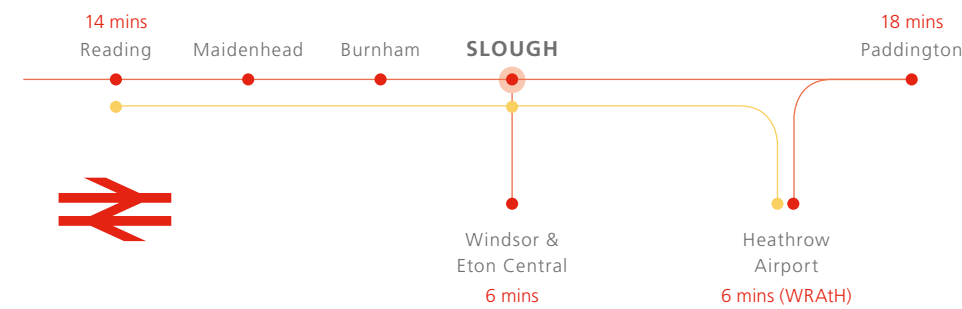


# CONNECTIVITY ATTRACTS THE VERY BEST IN EUROPE

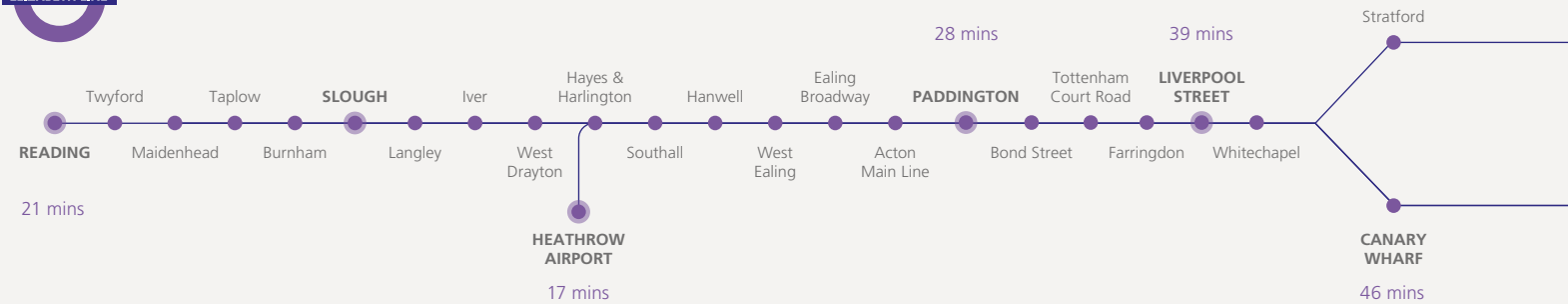
GREAT TRANSPORTATION LINKS MAKE SLOUGH AN IDEAL LOCATION FOR BUSINESSES TO THRIVE

With the advent of the newly named Elizabeth Line (Crossrail) opening in 2019, and the current ease of both rail and road travel, Slough is the headquarters location of choice for multinationals and 4,600 business enterprises\*.

Access to London, Heathrow and surrounding areas is a key driver for the high calibre of occupiers you will find on your doorstep.



RAIL (Mainline)	Minutes
Windsor & Eton Central	6
London Paddington	18
Reading	14
Heathrow (via Paddington)	28
WRAtH (2017-2021)	Minutes
Heathrow	6



ELIZABETH LINE (2019)	Minutes
Heathrow	17
London Paddington	28
Liverpool Street	39
Canary Wharf	46



Computer generated images above of the new Slough urban realm and the new Elizabeth Line train. \*Source: Slough Borough Council.



THE URBAN BUILDING IS LOCATED JUST A **7 MIN** WALK (0.6 MILES) FROM THE NEWLY DESIGNED ELIZABETH LINE AND NATIONAL RAIL STATION



HOUSE PRICE GROWTH DUE TO THE CROSSRAIL DEVELOPMENT IS EXPECTED TO BE **45%** BETWEEN 2015 – 2020 (SOURCE: JLL)



DIRECT ROUTE TO THE HEART OF THE CITY OF LONDON (LIVERPOOL STREET) IN JUST **39 MINS**



IT HAS BEEN ESTIMATED, THAT USING WRAtH, THE TIME FROM BUYING YOUR TICKET IN SLOUGH TO CHECKING IN AT HEATHROW T5 IS JUST **22 MINS**

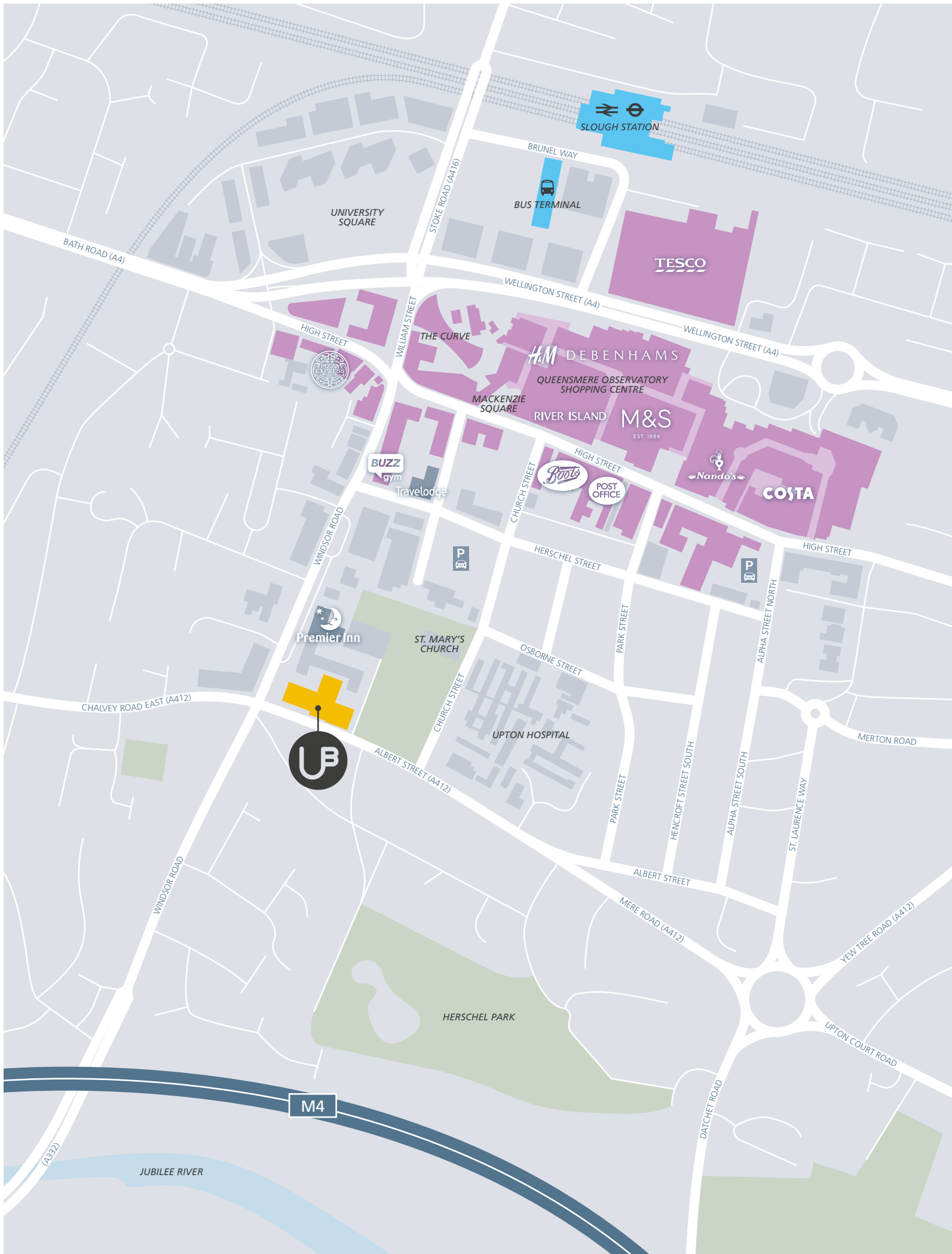
SLOUGH IS HOME TO APPROXIMATELY **4,600** BUSINESSES, INCLUDING THE UK'S HIGHEST CONCENTRATION OF EUROPEAN HEADQUARTERS OUTSIDE OF LONDON

SLOUGH HAS A **£9 BILLION** A YEAR TURNOVER – ONE OF THE STRONGEST ECONOMIES IN THE UK

SLOUGH WAS IDENTIFIED AS THE **3RD** MOST PRODUCTIVE TOWN IN THE UK

SLOUGH HAS A DYNAMIC WORKFORCE: **40,000** PEOPLE TRAVEL INTO SLOUGH TO WORK EVERYDAY

SLOUGH BOASTS **87,000+** JOBS, WITH 77% OF 16-65 YEAR-OLDS IN WORK



# SLOUGH: THE NEW SHAPING OF THINGS TO COME



THE CURVE

THE 'HEART OF SLOUGH' PROJECT IS AN AMBITIOUS

**£450M**

PLAN TO REDEVELOP SLOUGH'S TOWN CENTRE, VISUAL LANDMARKS AND PUBLIC SPACES

THE CURVE WILL PROVIDE

**4,500 SQ M**

OF SPACE FOR A BRAND NEW LIBRARY, CAFÉ, MUSEUM, PERFORMANCE VENUE, LEARNING ROOMS AND COMPUTER SUITES

ALMOST

**30 ACRES**

OF THE TOWN CENTRE, INCLUDING THE NEW MODERN BUS TERMINAL, IS PART OF THE DEVELOPMENT



## THE 'HEART OF SLOUGH' PROJECT IS TRANSFORMING THE TOWN CENTRE WITH NEW ARCHITECTURE, RETAIL AND LEISURE

Slough is changing. With over £450 million of investment, The Heart of Slough project will transform Slough forever. With the Bus Terminal complete, the Curve not far behind, and proposed changes to the town centre, visual landmarks and public spaces, this prime location in the Thames Valley is leading the way.



## WELL CONNECTED

The Urban Building is extremely well connected, whether you are travelling by car or public transport. With the train station and new bus terminal just a short walk away, you have access to the surrounding areas, as well as a direct route into London Paddington. The introduction of the Elizabeth Line in 2019 will also give direct access to Bond Street, Liverpool Street and the City.

With the motorway network linking to the rest of the country just a stone's throw away, it is clear why this is such a popular location.

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