

R **E** **V** **O** **L** **U** **T** **I** **O** **N**

revolutioniscoming.co.uk

52 UXBRIDGE ROAD, EALING

REVO LUTION





Realising the new ideals

Revolution is a visionary HQ for a radically changing London.

Versatile, creative, collaborative and social spaces with flexibility to rent and to scale.

Located at the heart of a regenerated and resurgent Ealing, connectivity and convenience couldn't be better – Just 11 minutes from the West End by Crossrail.

THE NEW IDEALS

Flexibility / **Community** / **Connectivity**



Flexibility

Take the floor. Rent and scale it your way.

Be agile. Evolve, adapt and flourish as required. Revolution turns commercial rental property on its head.

Core

Conventional let spaces at Revolution.

Choose from wide open areas on one of the six upper floors. From floors up to 21,471 sq ft of prime space with Revolution's consistent and coherent design aesthetic, flooded with natural daylight and ideal for creating your unique workspace.

Flex

Let-ready office space. Anytime.

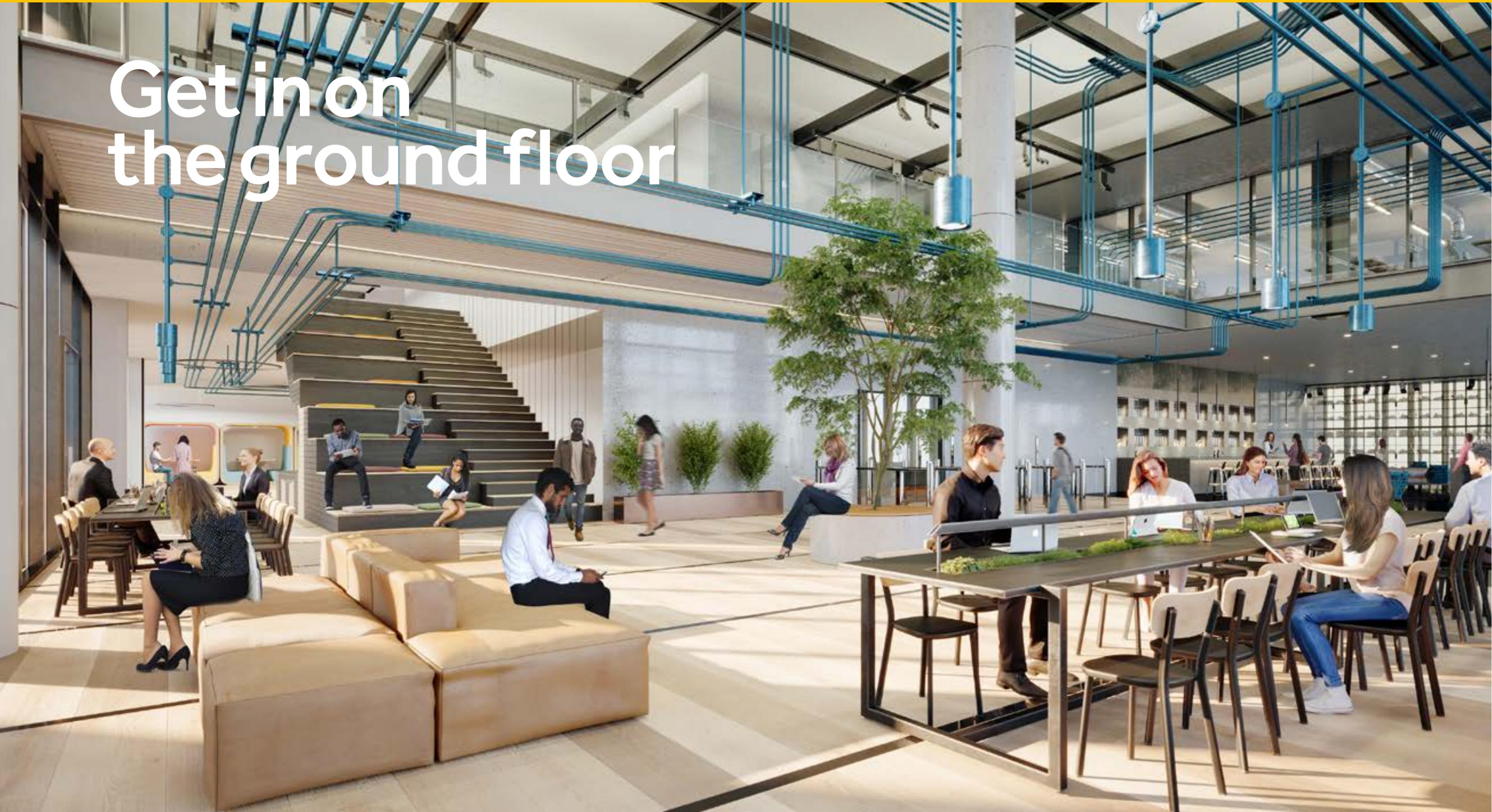
Lease a 4 to 50 desk, ready to go, fully-furnished office whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation (subject to availability), Flex is perfect for servicing new contracts.

Super-flex

Instant, inspirational co-working.

Book up to 100 desks in our lively co-working spaces on the ground and first floors for however long you need. Benefit from secure storage, high speed super broadband and no service charges.

Get in on the ground floor



Community is central

Modern business understands the balance of working and living is crucial to their employees. Revolution is where you win the war for talent.

The spacious, double height ground floor area is our busy and bustling, collaborative, co-working community. A stimulating and inspiring atmosphere that engages and excites.

Stretching out to the expansive, landscaped space to the front of the building, the restaurant-bar provides the perfect area for breakouts or meeting up.

Minds meet on the ninth floor at Society

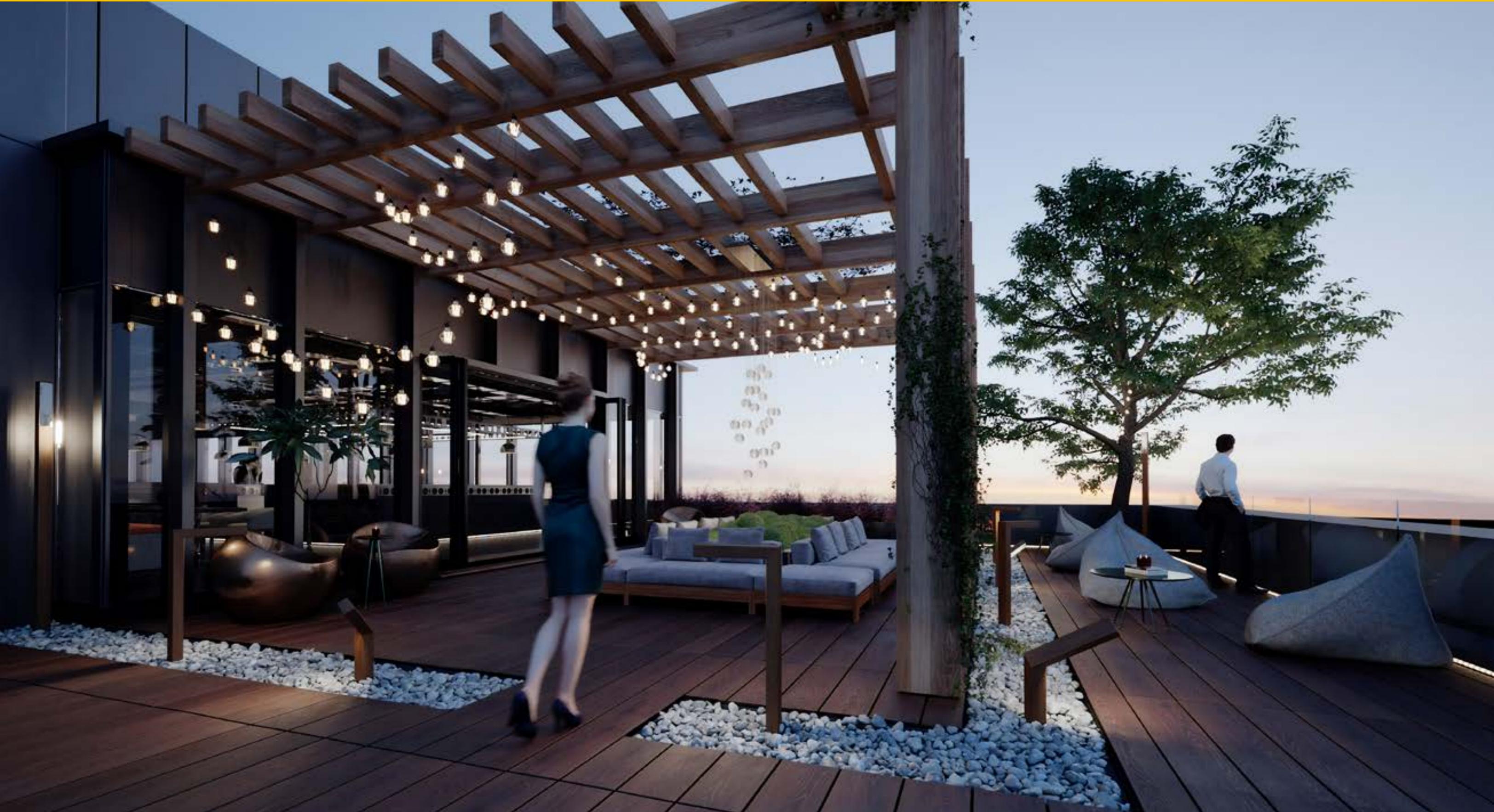


Community is connecting

Ninth Floor

An impromptu meeting, a quick bite to eat or a get together after hours. The sky lounge and roof terrace bring exciting social spaces to all occupants of Revolution.

Free to use for all, the impressive 4,744 sq ft space on the ninth floor is the perfect destination for small works gatherings right up to larger corporate events.



Connectivity is key

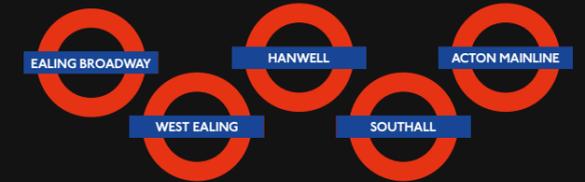
Ealing commutes are easy.

Crossrail makes Zone 1 an outdated notion.

Ealing has become one of the best-connected locations in London.



5 stations on the Elizabeth line



3 tube lines



2 main line stations on the Great Western Railway



Bus network

15 bus services from your front door



Road connections

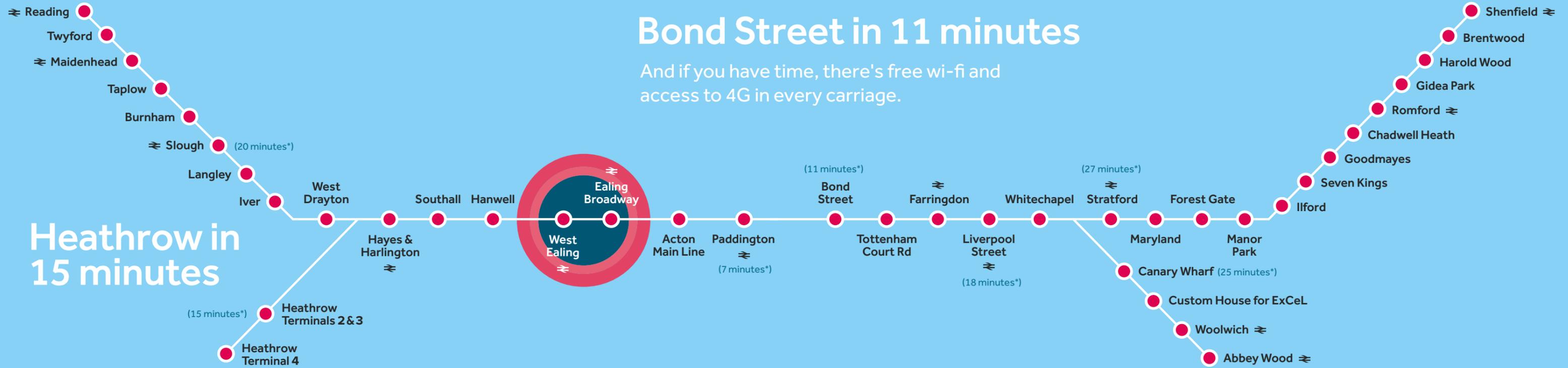
4 motorways



London Heathrow Airport

1 international airport





Crossrail
Elizabeth Line

2 Crossrail stations right on your doorstep

12 Elizabeth Line services an hour in each direction

Up to 12 services an hour serving Ealing Broadway in each direction from December 2019.

Source: Crossrail Limited.

* Times from Ealing Broadway



Enjoy being well connected

Jump on Crossrail, just around the corner.

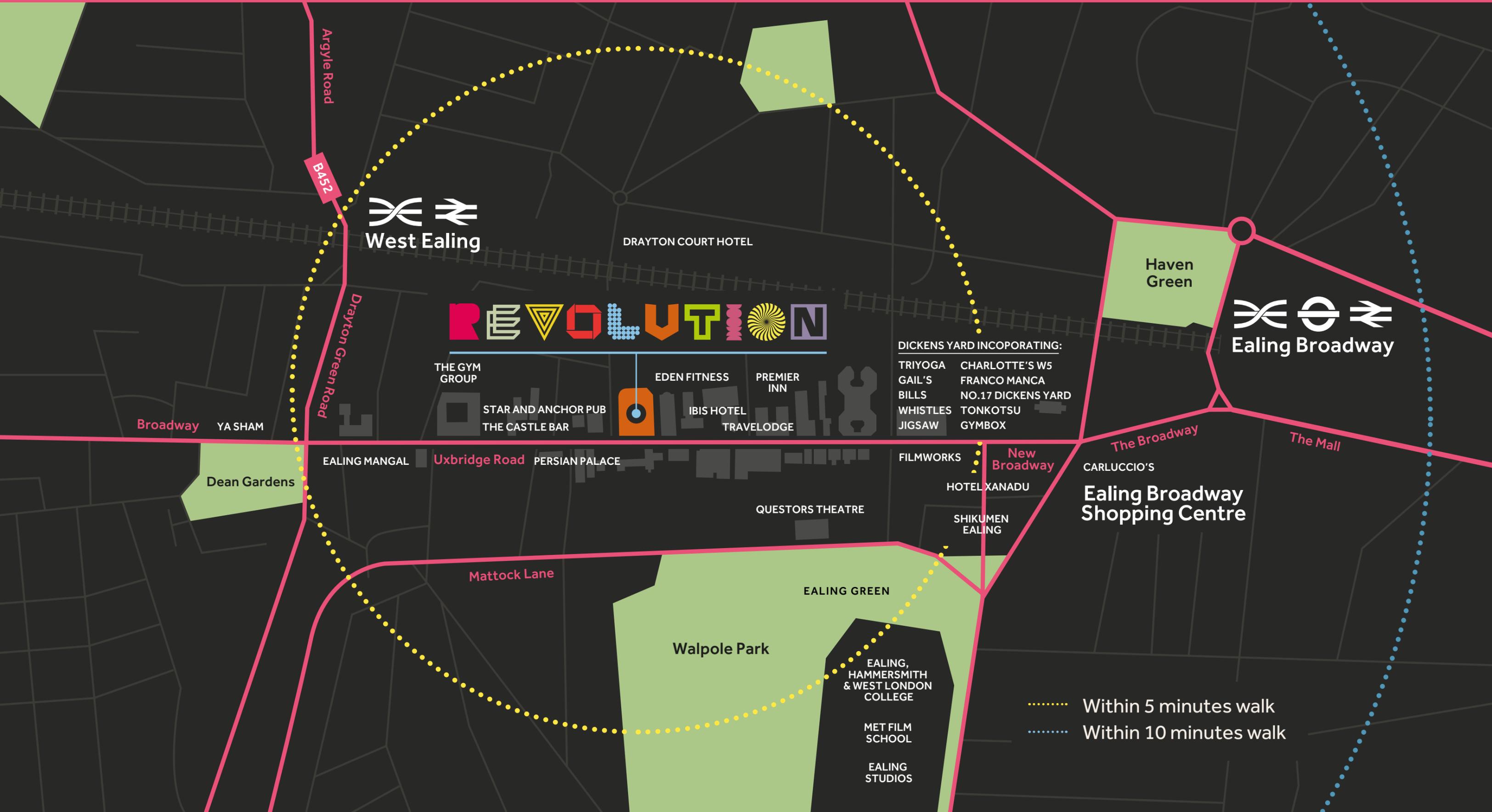
Location

Revolution is happening in Ealing.

52 Uxbridge Road, Ealing, London W5 2ST



- Within 5 minutes walk
- Within 10 minutes walk



West Ealing

DRAYTON COURT HOTEL

REVOLUTION

THE GYM GROUP

EDEN FITNESS

PREMIER INN

STAR AND ANCHOR PUB
THE CASTLE BAR



IBIS HOTEL
TRAVELODGE

DICKENS YARD INCOPORATING:

- | | |
|----------|--------------------|
| TRIYOGA | CHARLOTTE'S W5 |
| GAIL'S | FRANCO MANCA |
| BILLS | NO.17 DICKENS YARD |
| WHISTLES | TONKOTSU |
| JIGSAW | GYMBOX |

Haven Green

Ealing Broadway

Broadway YA SHAM

Dean Gardens

EALING MANGAL

Uxbridge Road

PERSIAN PALACE

FILMWORKS

New Broadway

CARLUCCIO'S

Ealing Broadway Shopping Centre

HOTEL XANADU

SHIKUMEN EALING

QUESTORS THEATRE

Mattock Lane

EALING GREEN

Walpole Park

EALING, HAMMERSMITH & WEST LONDON COLLEGE

MET FILM SCHOOL

EALING STUDIOS

- Within 5 minutes walk
- Within 10 minutes walk

Step out into
the centre of
everything



Location

Ealing is your neighbourhood, alive with diversity.

You'll find dozens of cafés, bars and restaurants just a stroll from your new HQ. With top brands and independent boutiques, the shopping is first-rate too.

After hours, Ealing is full of life so grabbing some food or meeting up with friends nearby couldn't be easier.

Dickens Yard adds 100,000 sq ft of contemporary retail, restaurant and leisure space to the neighbourhood. That's on top of 85 stores and eateries at Ealing Broadway Shopping Centre.

Dickens Yard highlights:

Balans, one of Soho's most popular eateries.

Tonkotsu, the popular Japanese Ramen bar and restaurant.

Skinny Kitchen, a healthy food hangout.

Ealing Artisan weekly Sunday market.



100+ open spaces in the Borough of Ealing



Work and live in Ealing

The Elizabeth Line meets the 'Queen of the Suburbs', making the leafy Borough of Ealing an exceptional place to work and live.

Transport links are outstanding. The sheer range of education and housing choices are second to none.

90+
state-run nurseries
and schools



150
independent
education options



95,000
private sector
homes and rising



Tap in to a talent pool of 2.2m

Revolution is your new HQ, ideally placed for employees and HR.

As for your graduate scheme, there are 40 universities in Greater London alone, including several world renowned institutions.

People within reach by public transport



Estimated population
Ages: 16–64 years

Journey time
to/from the office

Championing the active commuter

Revolution has a dedicated cycle park (208 spaces) and on-site bike repair shop and cycle lab, alongside healthclub style changing facilities.



Estimated population
Ages: 16–64 years

Journey time
to/from the office

Cycling

Running

Walking



**Make a
statement**

The building

Enter a building that's best in class all-round and puts people first.

A cohesive design aesthetic flows throughout your landmark, corner building.

Inside and outside, whatever the floor, the look and feel of the fabric of the building are as one.

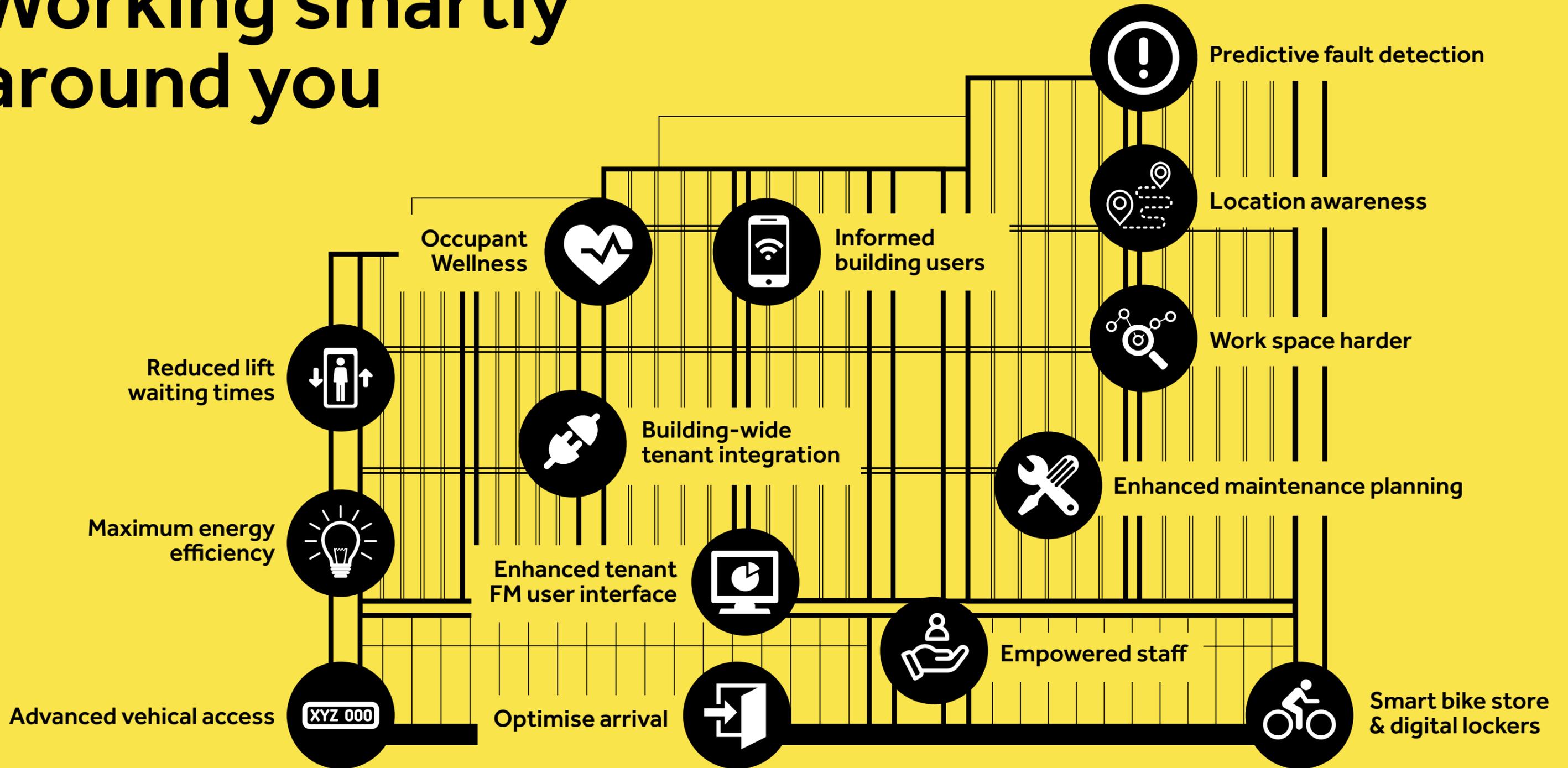
Designed for **WELL Building Standard™ Certification**, supporting occupants' health and well-being

Health club-like shower and changing facilities for joggers and cyclists, with secure cycle spaces and lifts from these facilities straight to your floor

Intelligent, ultra-resilient building infrastructure – ready to adopt tomorrow's technology – with **Platinum WiredScore** rating targeted

BREEAM 'Excellent' rating and **EPC 'B'** rating targeted

Working smartly around you



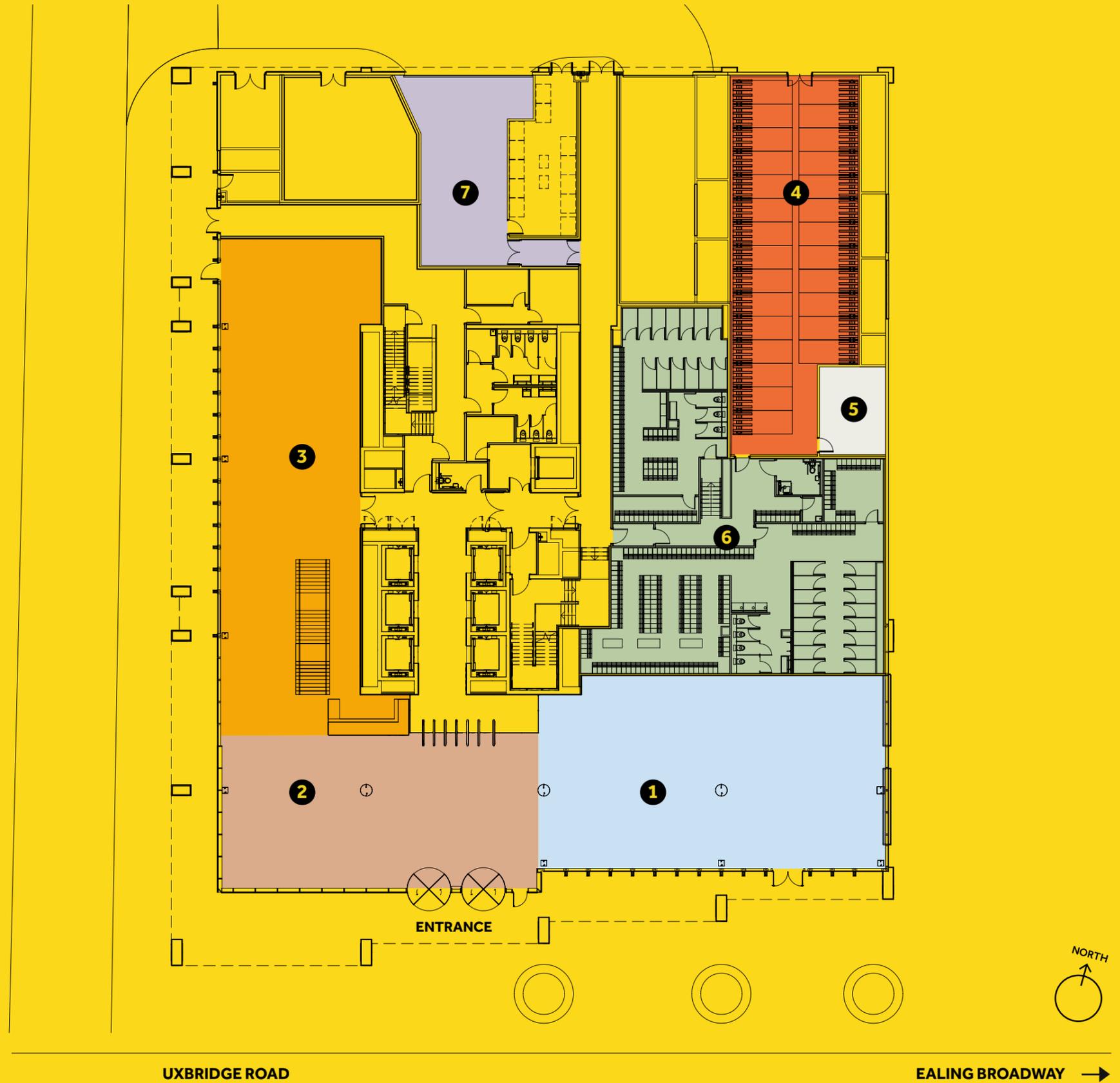


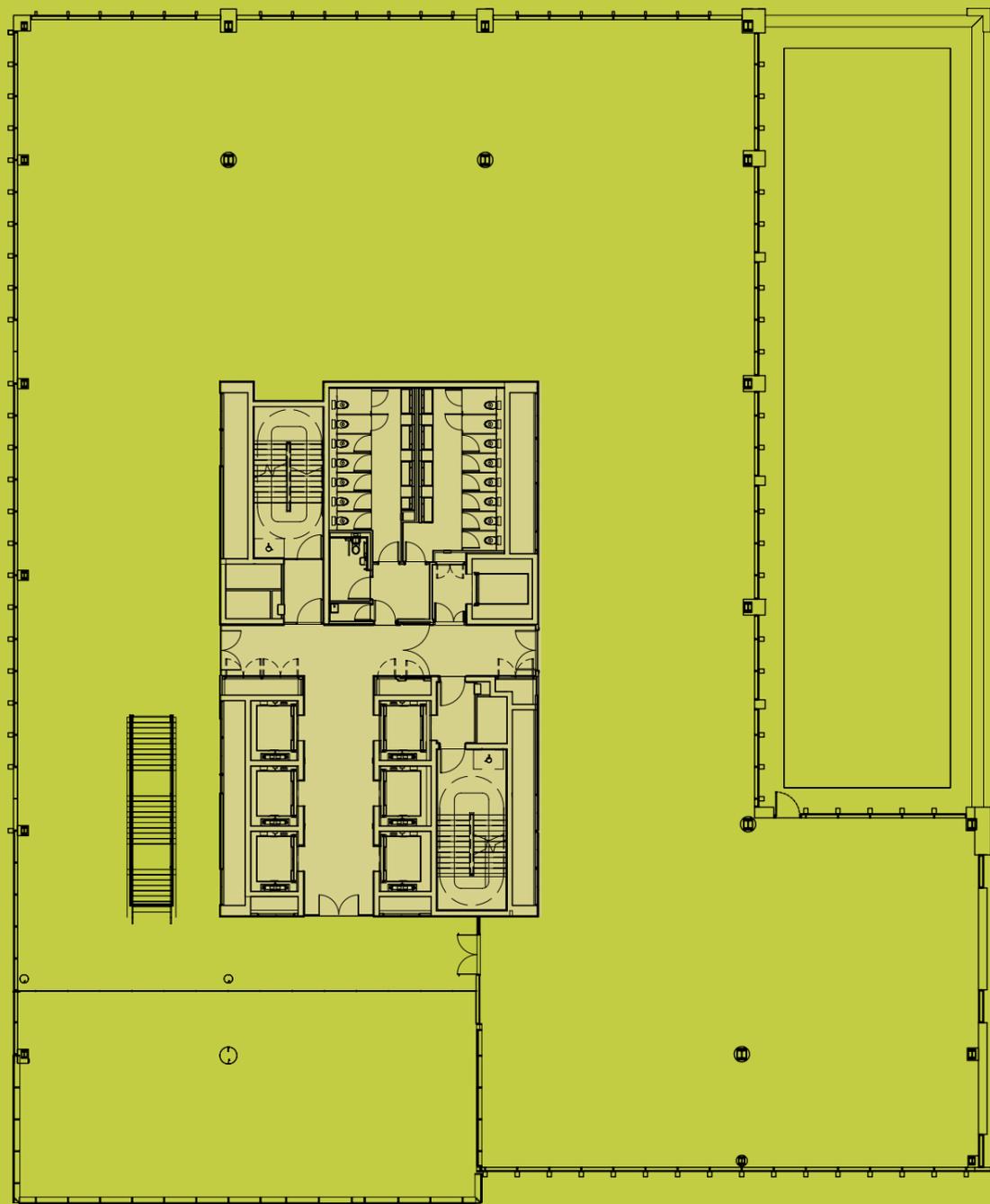
Schedule of areas

Net Internal Areas	Square feet (IPMS 3RD EDITION)	Square metres (IPMS 3RD EDITION)
Ninth floor	9,472	880
Eighth floor	16,767	1,558
Seventh floor	16,837	1,564
Sixth floor	19,519	1,813
Fifth floor	21,456	1,993
Fourth floor	21,456	1,993
Third floor	21,456	1,993
Second floor	21,456	1,993
First floor	15,882	1,475
Ground floor	6,439	598
TOTAL	170,739	15,862
Society	1,630	151
Terraces	Square feet (IPMS 3RD EDITION)	Square metres (IPMS 3RD EDITION)
Sixth floor terrace	580	54
Seventh floor terrace	1,748	162
Eighth floor terrace	176	16
Ninth floor terrace	3,114	289
Showers	29	
Car parking spaces	48	
Cycle spaces	212	

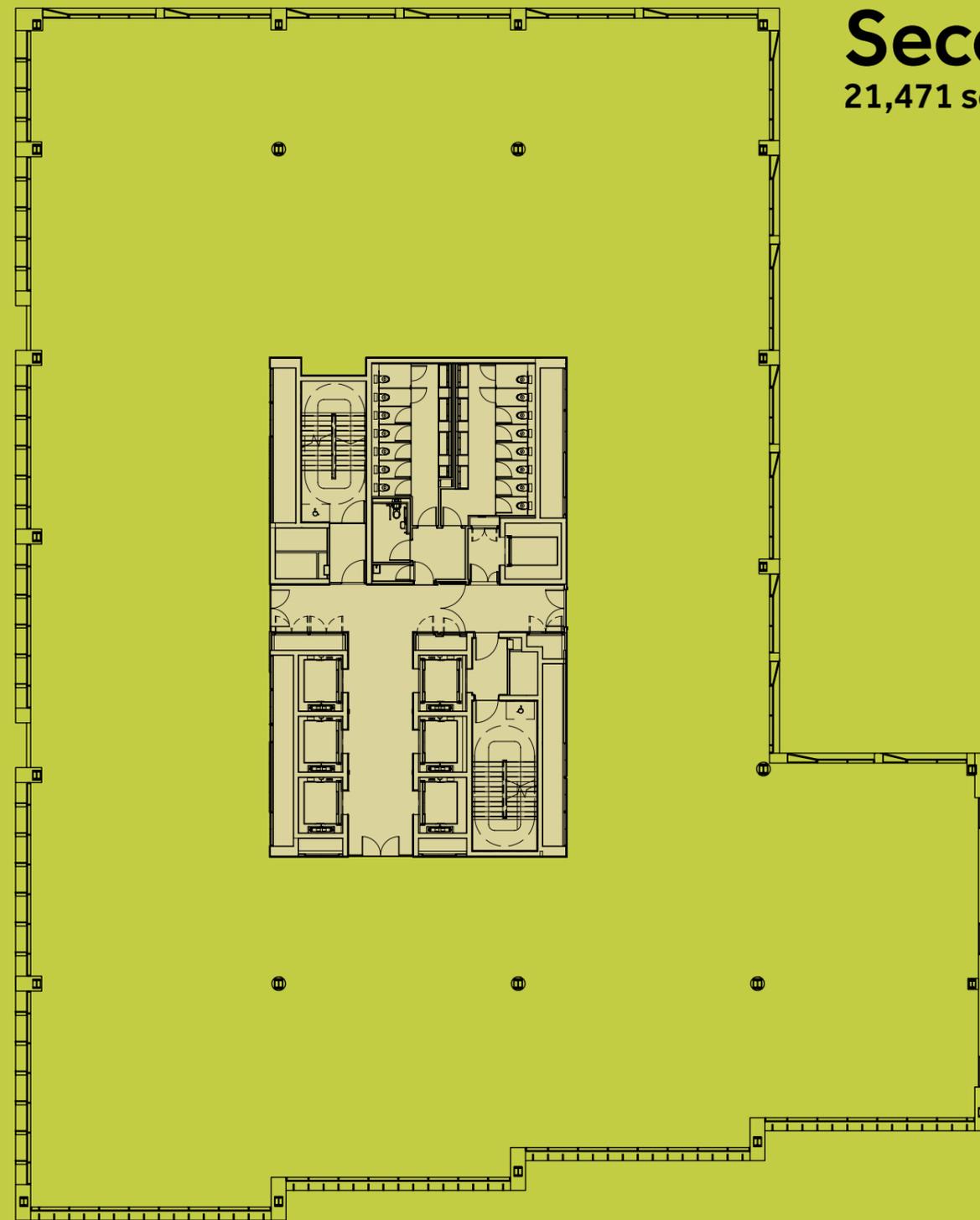
Ground Floor

- ① Restaurant
- ② Double height space
- ③ Collaborative hub
- ④ 208 secure, covered cycle spaces
- ⑤ Cycle lab
- ⑥ 3,275 sq ft of health club style shower/ changing facilities
- ⑦ Loading bay





First floor
15,825 sq ft | 1,179 sq m

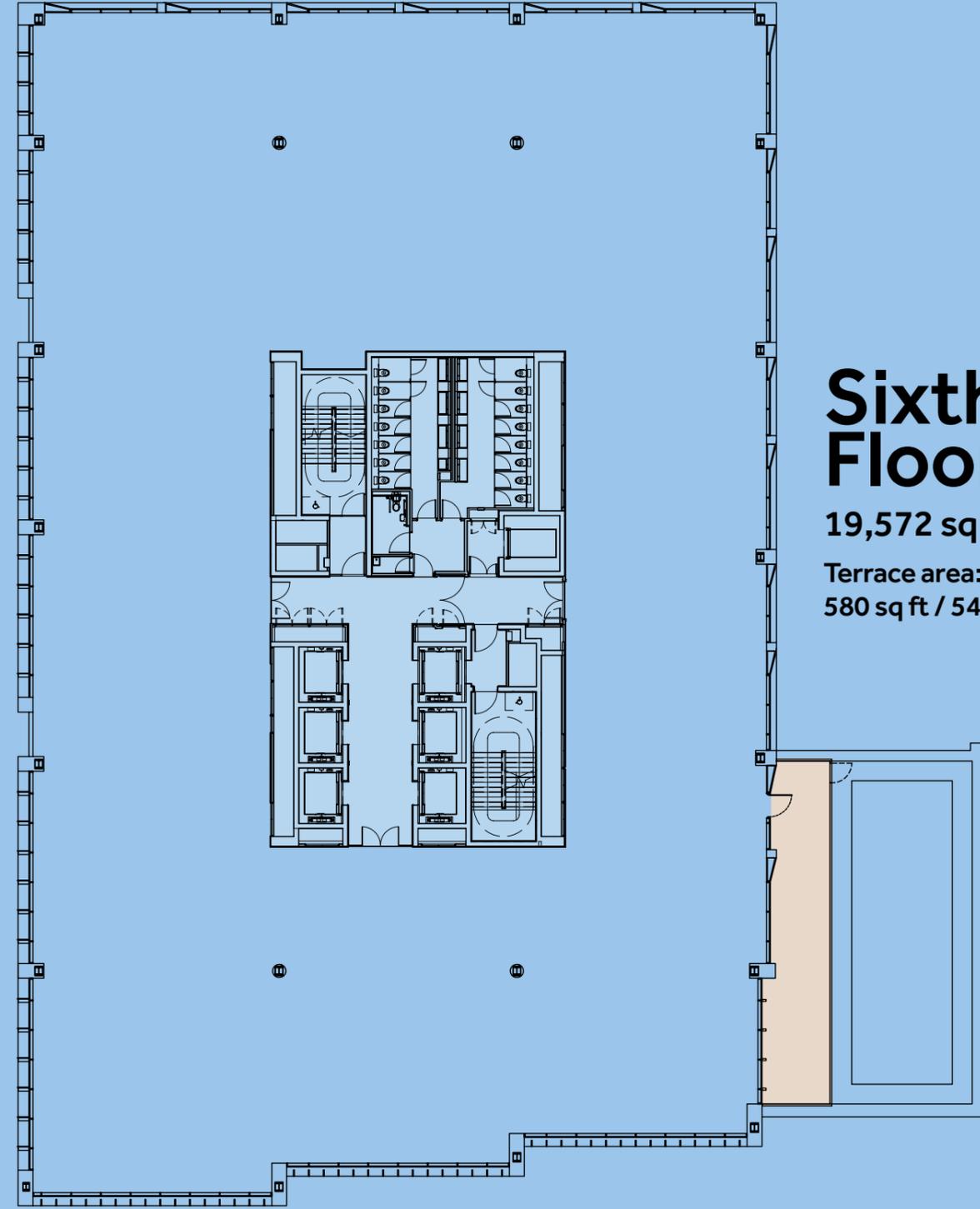


Second floor
21,471 sq ft | 1,995 sq m



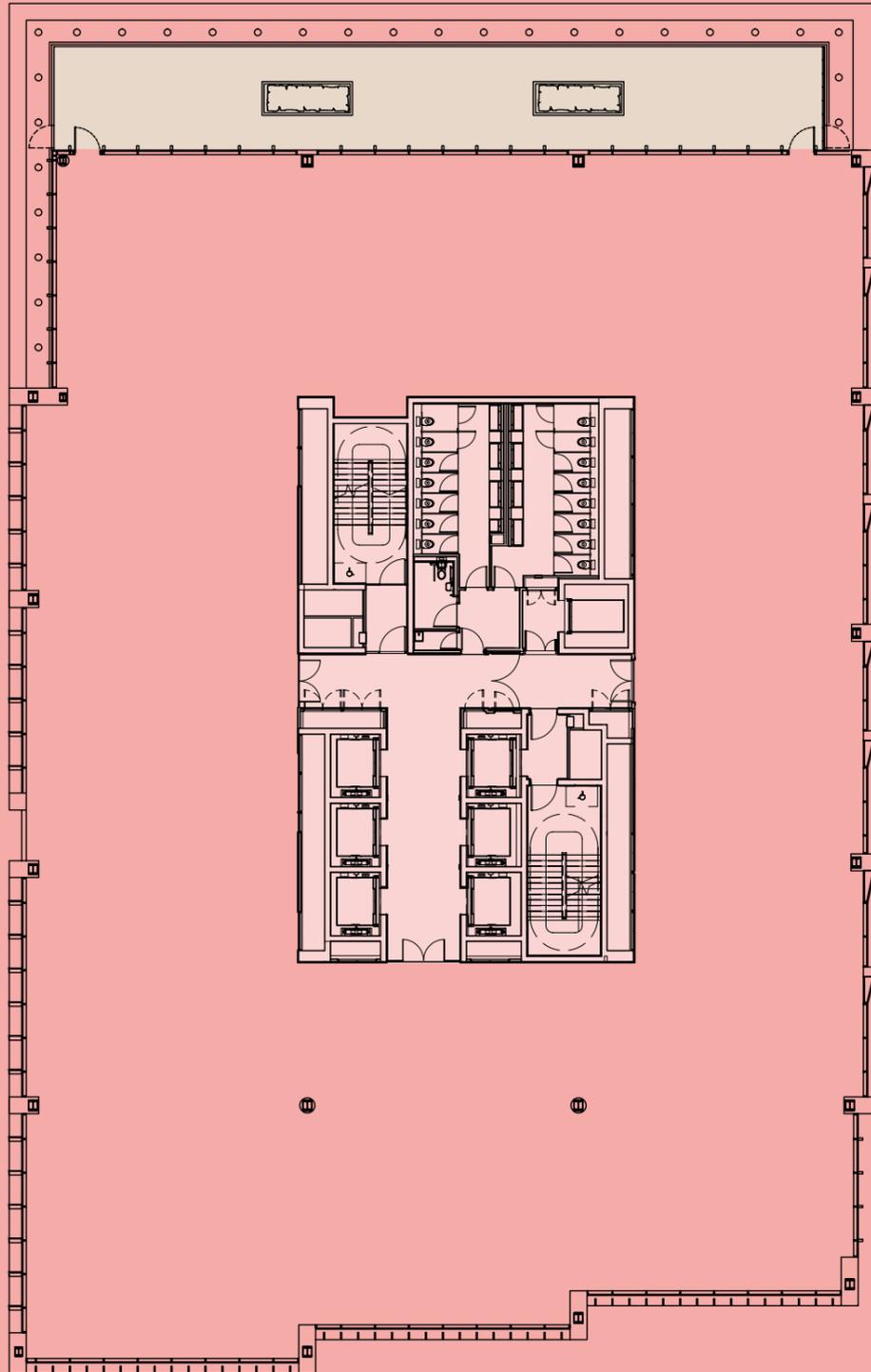


**Floors
Three to
Five**
21,471 sq ft | 1,995 sq m

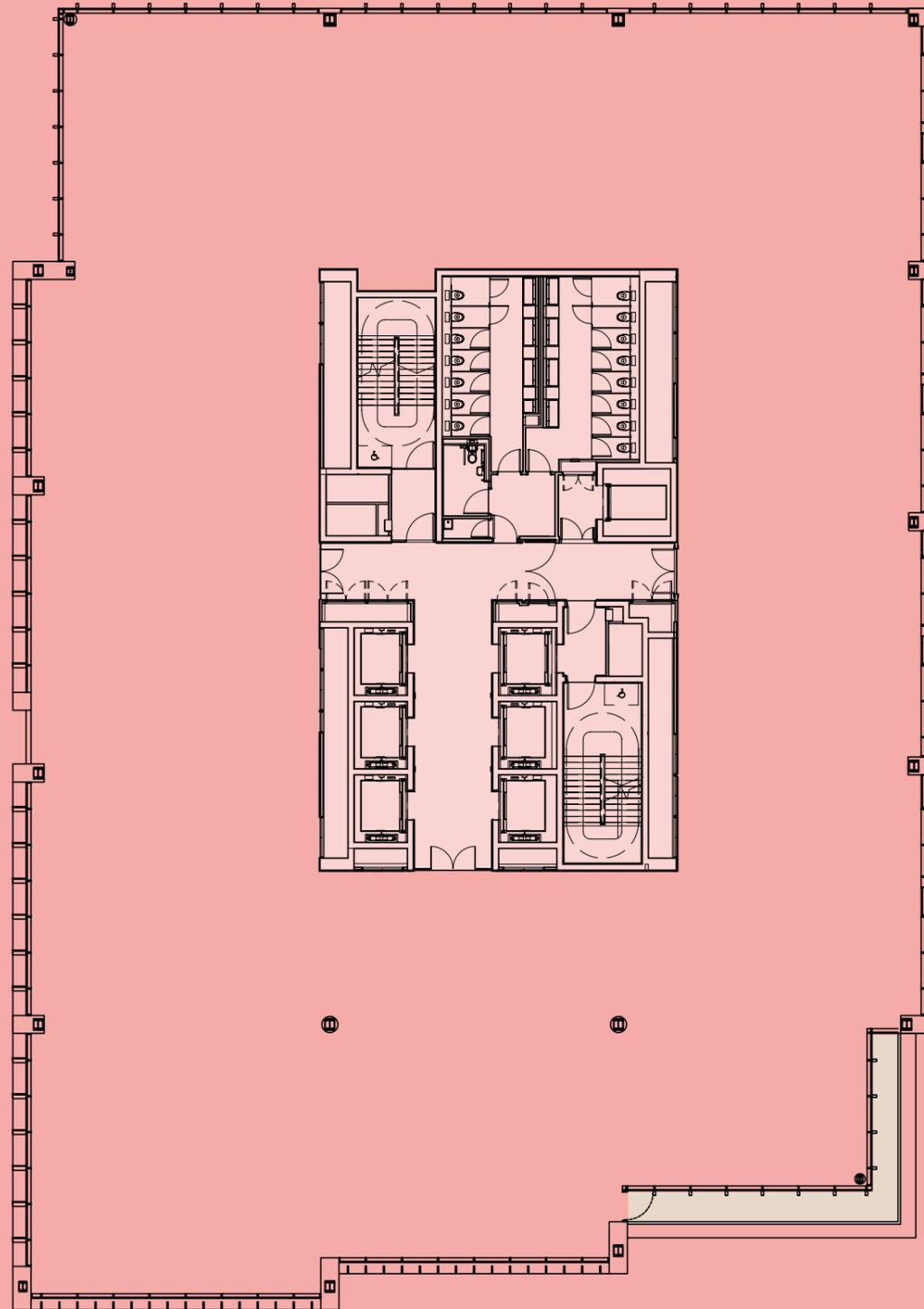


**Sixth
Floor**
19,572 sq ft | 1,818 sq m
Terrace area:
580 sq ft / 54 sq m





Seventh Floor
21,471 sq ft | 1,995 sq m
Terrace area:
1,748 sq ft / 162 sq m ■



Eighth Floor
16,802 sq ft | 1,561 sq m
Terrace area:
176 sq ft / 16 sq m ■

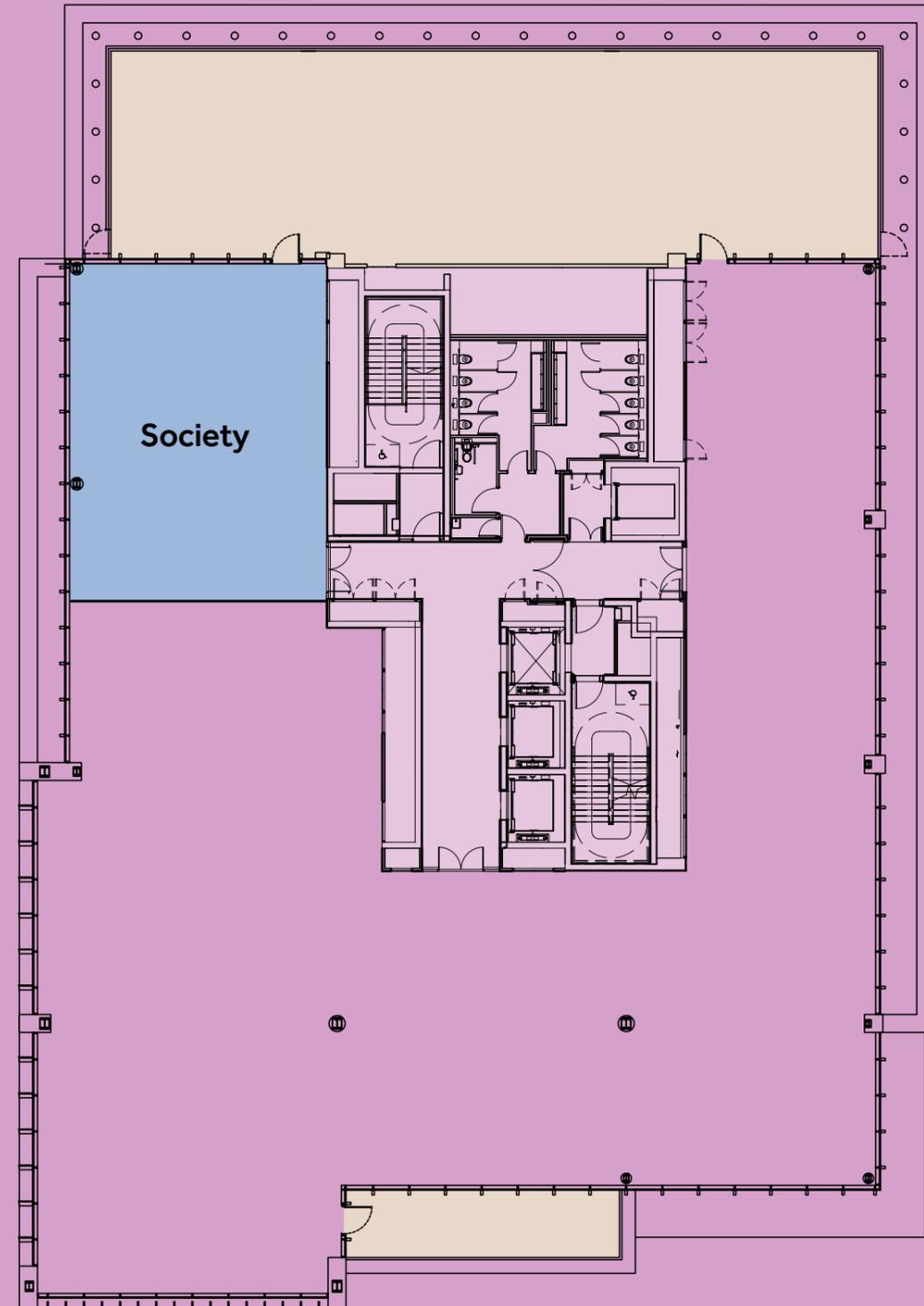


Ninth Floor

9,472 sq ft | 880 sq m

Terrace area: 3,114 sq ft / 289 sq m ■

Society: 1,630 sq ft / 151 sq m ■



Key Specifications



EPC 'B' RATING TARGETED



AN INTELLIGENT BUILDING



BREEAM 'EXCELLENT RATING' TARGETED



ELECTRIC CHARGING POINTS IN BASEMENT CAR PARK

Sustainability credentials

- Basebuild designed to be Well Ready
- BREEAM 'Excellent Rating' (target)
- EPC 'B' Rating (target)
- 35% reduction in regulated CO2 emissions beyond Building Regulations
- High-specification, low-energy Mechanical, electrical and plumbing (MEP) systems
- Combined heat and power (CHP) and photovoltaic (PV) panels providing renewable energy

Summary specification

OCCUPANCY

- Designed for escape 1:6 sqm
- Designed to occupancy 1:8 sqm

ENTRANCE

- High-quality, double-height entrance hall and feature reception, with fully integrated security systems and controls
- Highly flexible, ground floor space and first floor flexible use space, connected to the entrance hall by a feature staircase
- Dedicated separate entrance to the building where required

LANDSCAPING AND PUBLIC REALM

- Terraces on the 6th, 7th, 8th and 9th floors
- Extensive public realm and new, high quality estate landscaping
- Feature building lighting

FLOORPLATE

- Large, regular shaped, highly flexible floorplates, extending up to 21,471 sq ft (IPMS)
- Each floorplate can be subdivided into three separate tenancies
- Regular and efficient structural grid with minimal internal columns
- 1.5m internal space planning grid (in accordance with the BCO guidelines)
- Interconnectivity between floorplates where required

FLOORS AND CEILINGS

- Minimum 2.80m floor-to-ceiling height to all office areas
- Enhanced floor-to-ceiling height of 3.80m to ground floor net lettable areas
- 150mm overall raised access floor zone
- Metal perforated suspended ceilings, with acoustic backing and LED luminaires
- Minimum floor loadings of 2.5kN/m² on upper floors (in accordance with the BCO guidelines) and 3.0kN/m² on the ground floor
- High loading areas (in accordance with the BCO guidelines) to 5% of each floor to 7.5kN/m²

WCS AND SHOWERS

- High-quality male & female toilet facilities on each floor
- Full disabled DDA toilet facilities on each floor
- State-of-the-art changing areas, showers, drying rooms, cycle storage areas, laundry and WCs in a combined 'gym-style' block

LIFTS

- Six high-speed, 21-person passenger lifts
- One dedicated, 21-person goods lift (1,600kg)

ELECTRICAL SERVICES

- LED lighting throughout
- Central Building Management System
- Provision based on 8m²/person

MECHANICAL SERVICES, OFFICES PERFORMANCE

- 4 pipe fan coil heating and cooling
- Mechanical ventilation
- Provision based on 8m²/person
- Internal design criteria: 24 degrees C +/- 2 degrees (summer) 21 degrees C +/- 2 degrees (winter)

'BACK OF HOUSE' FACILITIES

- Dedicated secure loading bay, leading directly to internal goods lift serving all floors
- Building manager's suite provided at basement level
- On-site recycling facility and refuse storage area
- Cleaner's store on each floor

PARKING

- 48 secure, basement car spaces
- Electric charging points to 12 car parking spaces, with future provision to increase the number
- 208 secure, covered cycle spaces in dedicated ground floor areas, exceeding both London Plan and BCO Guidance

CEG built and run



Revolution is more than stone, steel and glass to CEG.

To create a new visionary HQ, we collaborated with leading architects, designers, engineers, property consultants and partner agents on the building's specification, design, fit-out and construction.

And we're more than property developers. We run Revolution as landlords too. You'll find our track record in workspace management is flawless.

CEG portfolio

120+
current investment &
development sites

£800 million
capital value

9 million
square feet

Case Study

Project: **Kirkstall Forge, Leeds**

National Winner: BCO Best Commercial Workspace

400,000 sq ft new office, retail and leisure development

- Number One Kirkstall Forge
- 110,000 sq ft complete in September 2017
- Delivered railway station
- Eight minutes from Leeds by train
- Zenith and CEG first tenants



Enquiries

Discover more.



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