



**The Urban Building**  
Slough







## 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 1,364 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 an excellent ratio of 1:247 sq ft
- 3 x 13 person passenger lifts

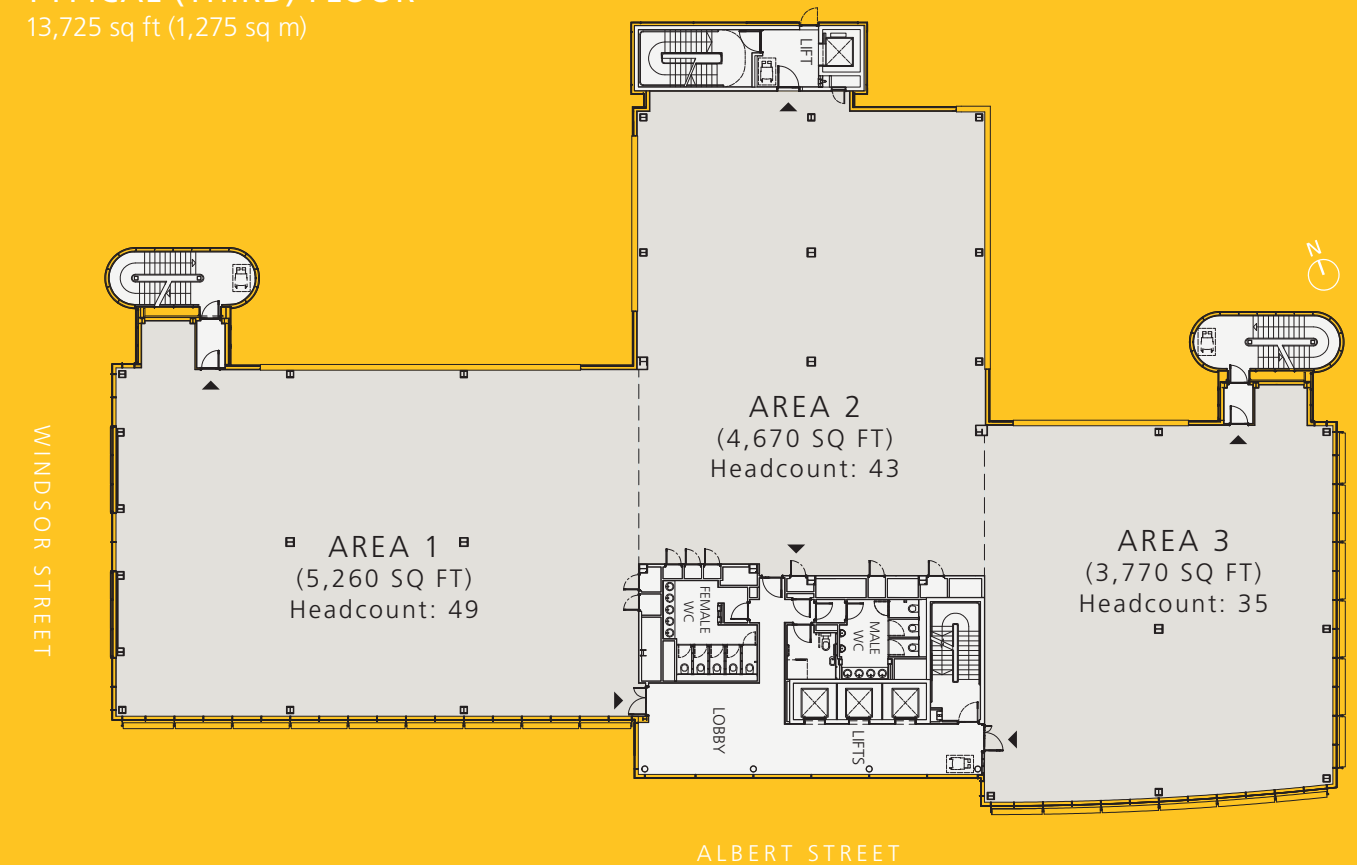
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Seventh		McAfee
Part Sixth		McAfee
Part Sixth	5,264	489
Fifth		KP Snacks
Fourth		NSL / Mycom
Third	13,725	1,275
Part Second	9,955	925
Part Second		Lupin
First		Citibase
Ground	1,364	127
<b>TOTAL</b>	<b>30,308</b>	<b>2,816</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.

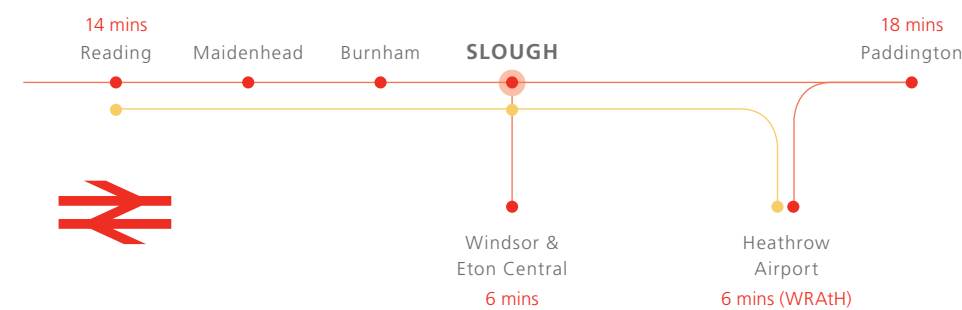


# CONNECTIVITY ATTRACTS THE VERY BEST IN EUROPE

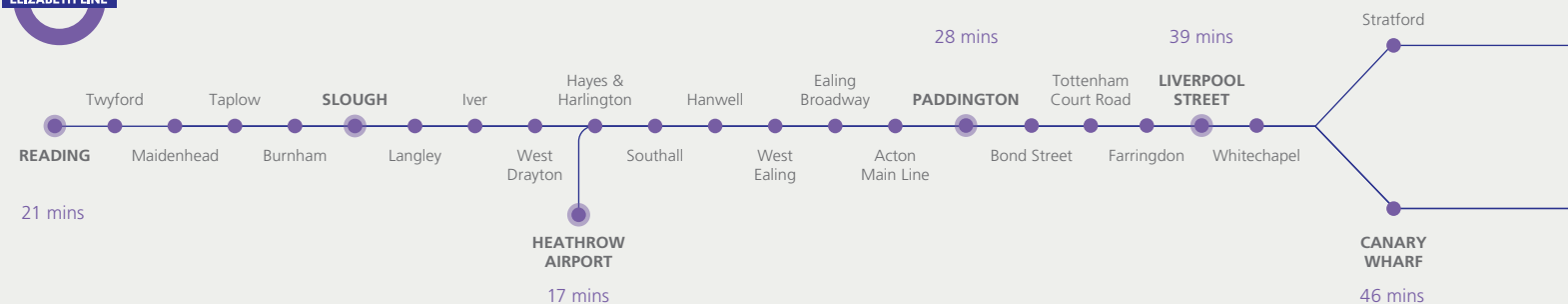
GREAT TRANSPORTATION LINKS MAKE SLOUGH AN IDEAL LOCATION FOR BUSINESSES TO THRIVE

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**

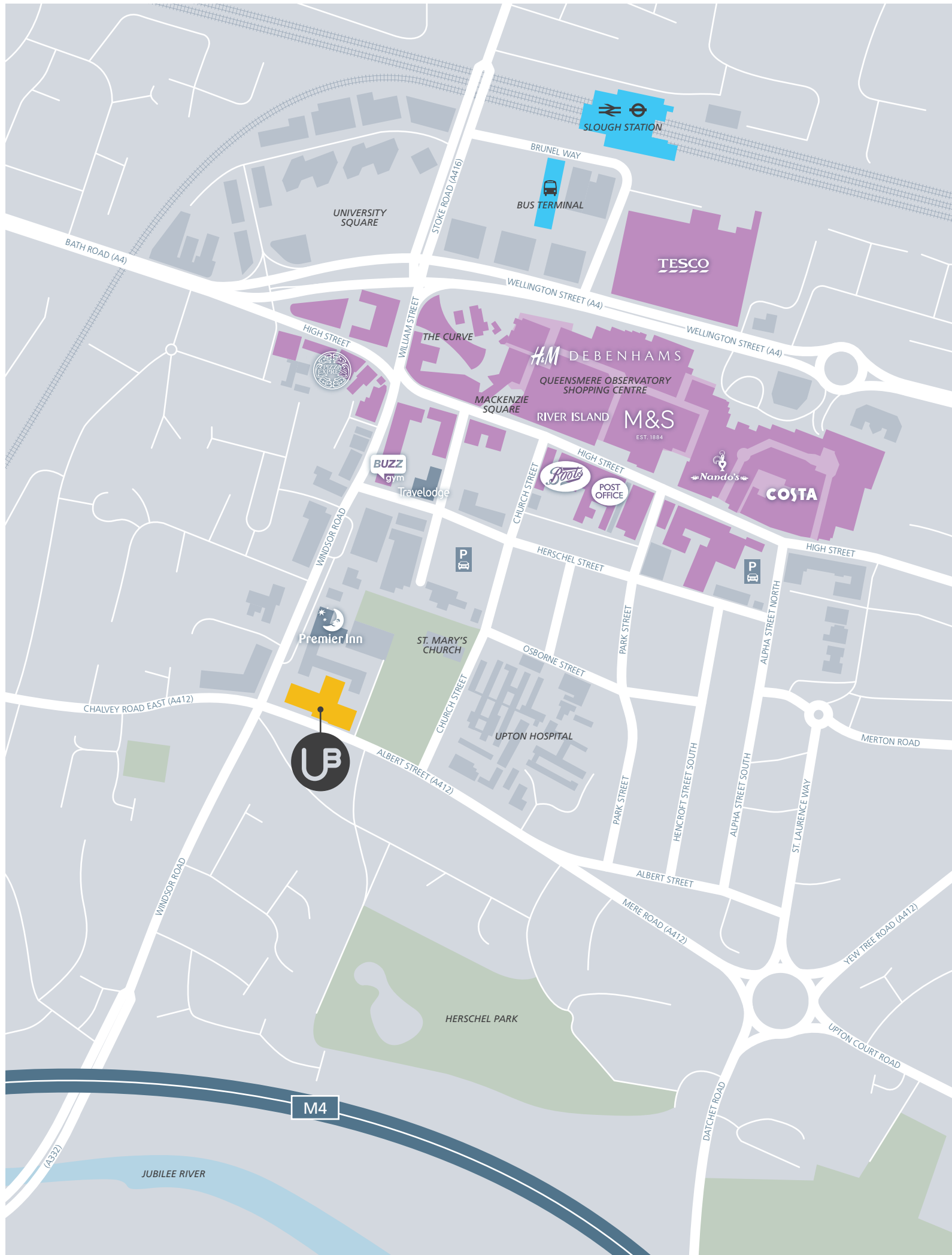
SLOUGH HAS A **£9 BILLION** A YEAR TURNOVER – ONE OF THE STRONGEST ECONOMIES IN THE UK

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

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

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

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.

**SAT NAV: SL1 2BU**

For further information:



**ALYS HOLLAND**  
020 7344 6794  
alys.holland@colliers.com

**TOBY LUMSDEN**  
020 7344 6706  
toby.lumsden@colliers.com



**CHARLES WEST**  
020 7087 5668  
charles.west@eu.jll.com

**MATTHEW PARRY**  
020 7852 4120  
matthew.parry@eu.jll.com



**The Urban Building**  
Slough

**THE  
URBAN  
BUILDING  
.CO.UK**

Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

**MISREPRESENTATION:** Colliers International, and its joint agent, JLL, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. S010172 April 2018.

siren | 020 7478 8300 | sirendesign.co.uk