




217 Bath Rd



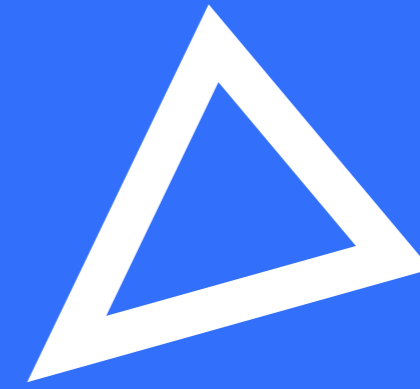
SLOUGH

—
4,000 - 82,000 sq ft of
contemporary workspace





architecture



location



community

gather round

217 Bath Rd is designed with your employees in mind. It brings together the key elements of location and architecture to create a building focused on community.

Providing 82,275 sq ft of contemporary workspace, the building has undergone a transformation and takes place in a location already home to a stellar line up of international brands.

The offices are available in suites from 4,000 sq ft.

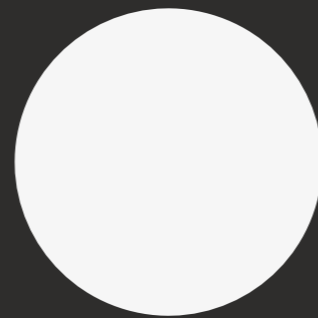
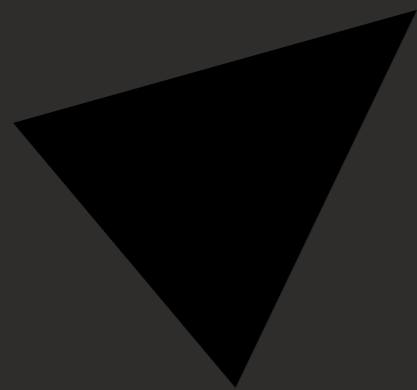
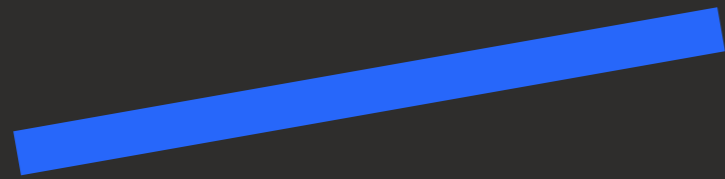
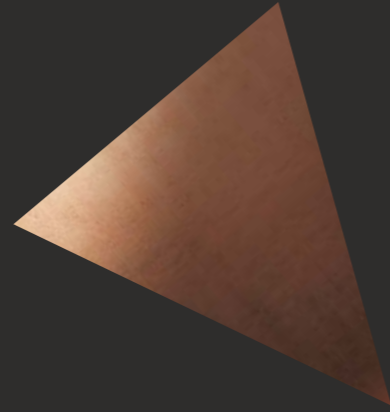
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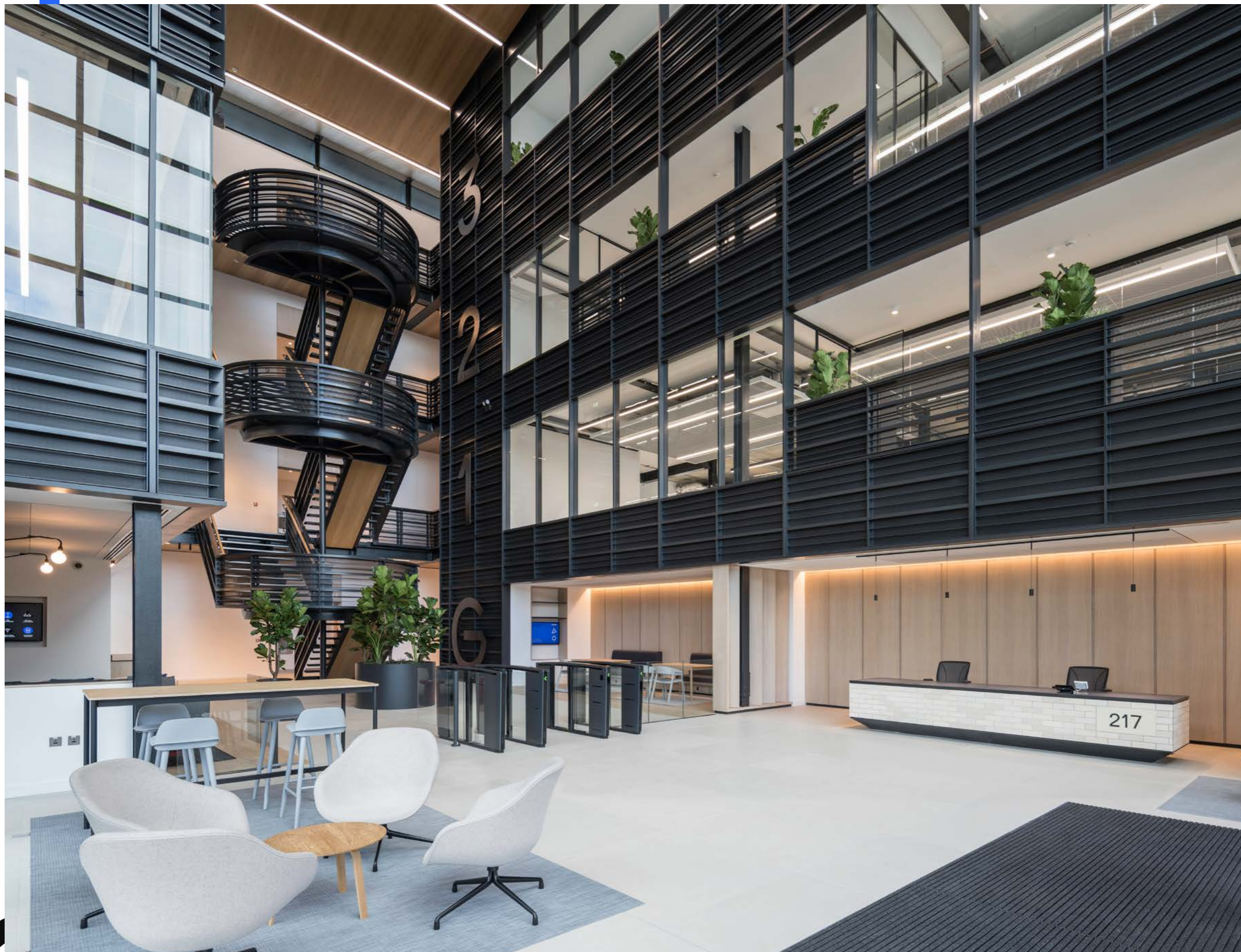


the building

gather talent



Designed to create an environment that will attract and retain the best people for your business.



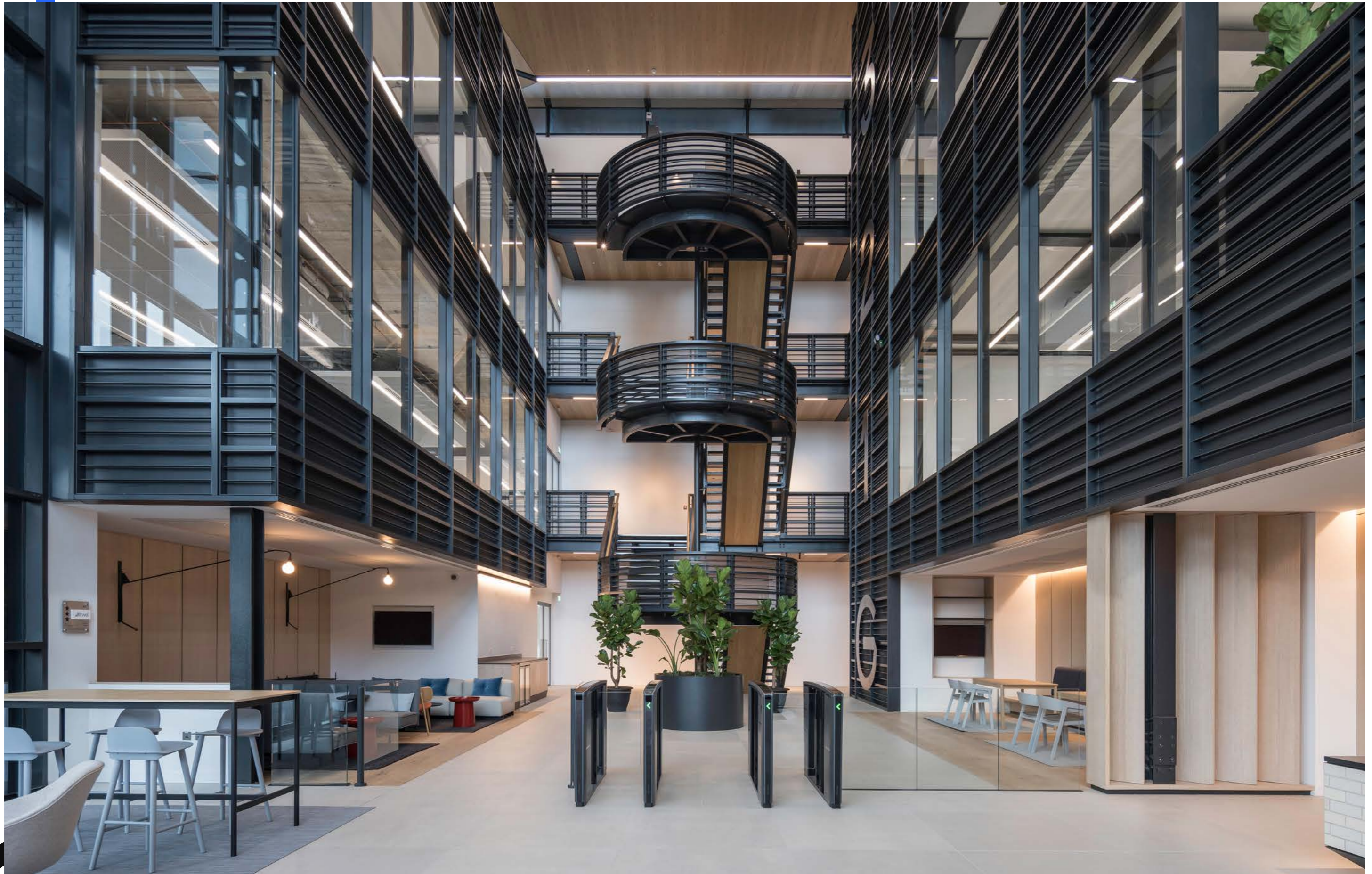
Design & Architecture

Renowned architects Stiff+Trevillion have transformed 217 Bath Rd.

Through their vision they have designed a truly stunning, contemporary building to meet the needs of the modern day occupier.

An impressive reception and atrium space welcomes employees and visitors to the building and sets the tone for the architectural standards throughout.





Atrium looking from entrance

Wellbeing

Wellbeing is at the heart of the building's design.

The third floor provides occupiers and their guests access to a café, breakout area and a 3,000 sq ft south facing terrace – for when you need to relax or find some space for team collaboration.

The south facing café and terrace are filled with natural light and provide stunning views towards Windsor Castle.

Meanwhile at lower ground level there is a dedicated gym and fitness studio, generous cycle storage as well as high quality shower, changing and locker facilities.

With 3 Stars, 217 Bath Rd holds the distinction of being the highest-scoring Design Certified UK project to date under Fitwel's Multi-Tenant Base Building Design scorecard.

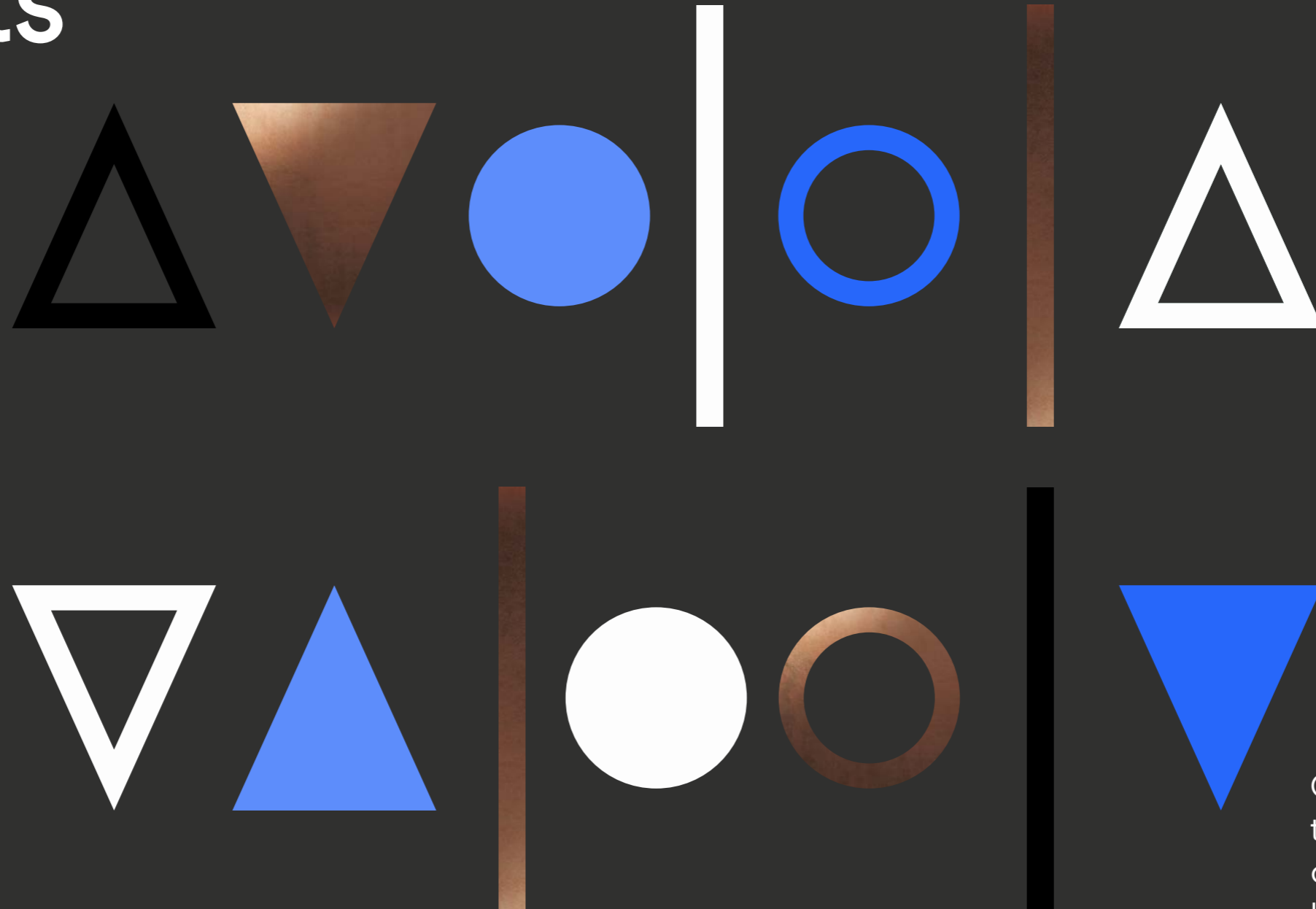






Lower ground gym

gather your thoughts



Collaborative spaces throughout the building coupled with amenities that have been designed with employee wellbeing at heart – all help your staff to perform better and drive your business forward.



Space

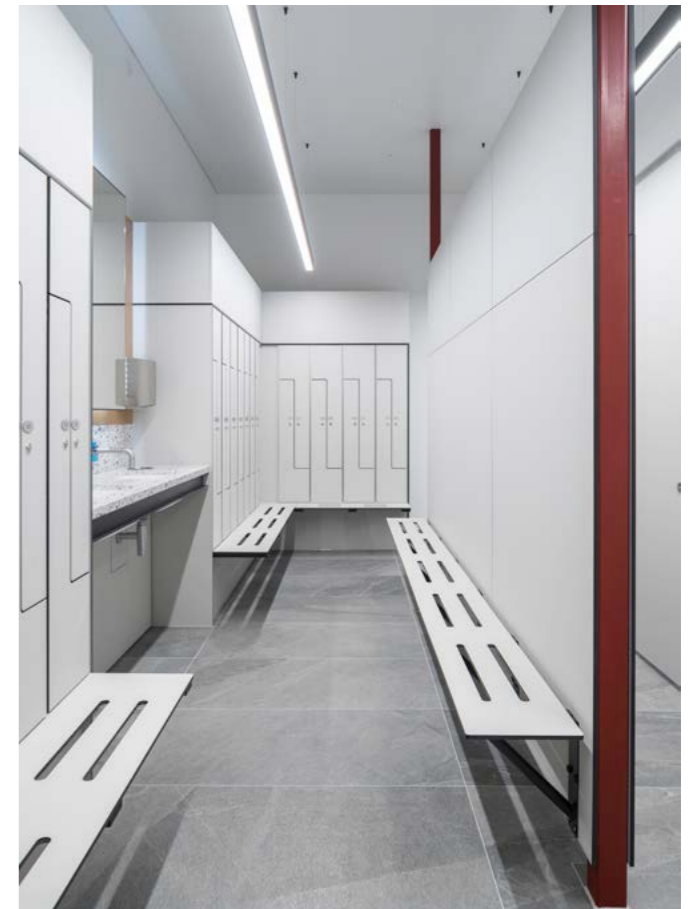
Full height glazing and a generous 3.37m floor-to-soffit height creates an open and bright floor space, flooded with natural light to provide a truly inspiring workplace.

Flexible floorplates from 4,000 sq ft mean 217 Bath Rd welcomes occupiers of differing sizes providing them the opportunity to grow and flourish within the building.

217 Bath Rd puts the occupier in control. The Locale building app enhances the workplace – providing access to travel information, news and events, fitness classes and local offers.







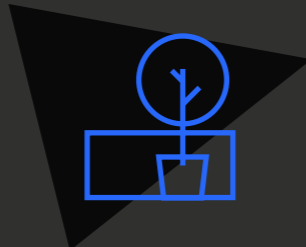
summary specification



Striking reception and full height atrium



3rd floor café with large external roof terrace



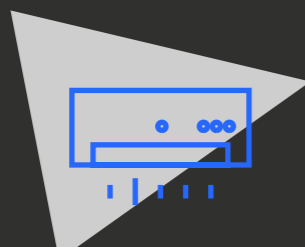
Stunning south facing roof terrace



Gym facility



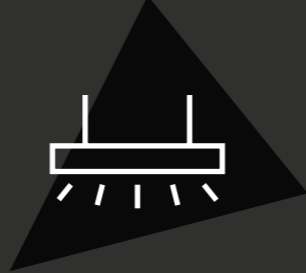
Flexible office floors



VRF air conditioning (1:8 sq m) with exposed services and raft ceilings



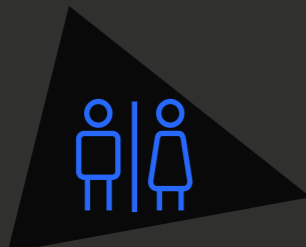
3.37m floor-to-soffit height



LED feature pendant lighting



Full access raised floors



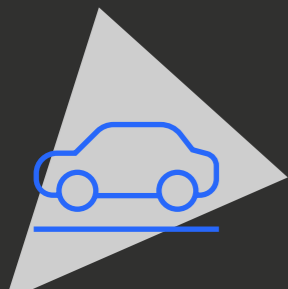
Male, female and disabled WCs on all floors



Shower and changing facilities with lockers



On-site secure bicycle storage and repair facilities



288 on-site car parking spaces (1:270 sq ft)



3 passenger lifts



Backbone enabled (no wayleaves required)



Locale building app enabled

accommodation

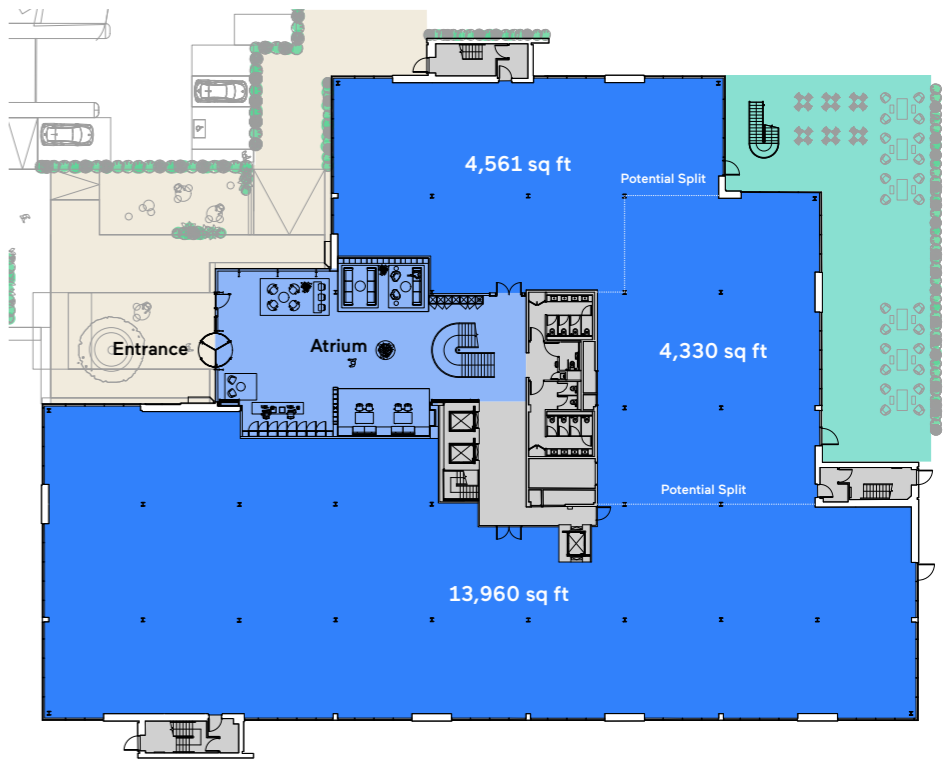
Floor	Use	sq ft	sq m
Third	Office	7,481	695
	Café	1,428	132.7
	Terrace	2,935	272.7*
Second	Office	23,775	2,208.8
First	Office	23,758	2,207.3
Ground	Office	22,851	2,122.9
	Reception	2,476	230
Lower Ground	Gym	506	47
Total (excluding third floor terrace)		82,275	7,916.4

*Third floor terrace excluded from total area. Figures stated are IPMS3.

Potential to offer suites from 4,000 sq ft

Ground Office
22,851 sq ft / 2,122.9 sq m

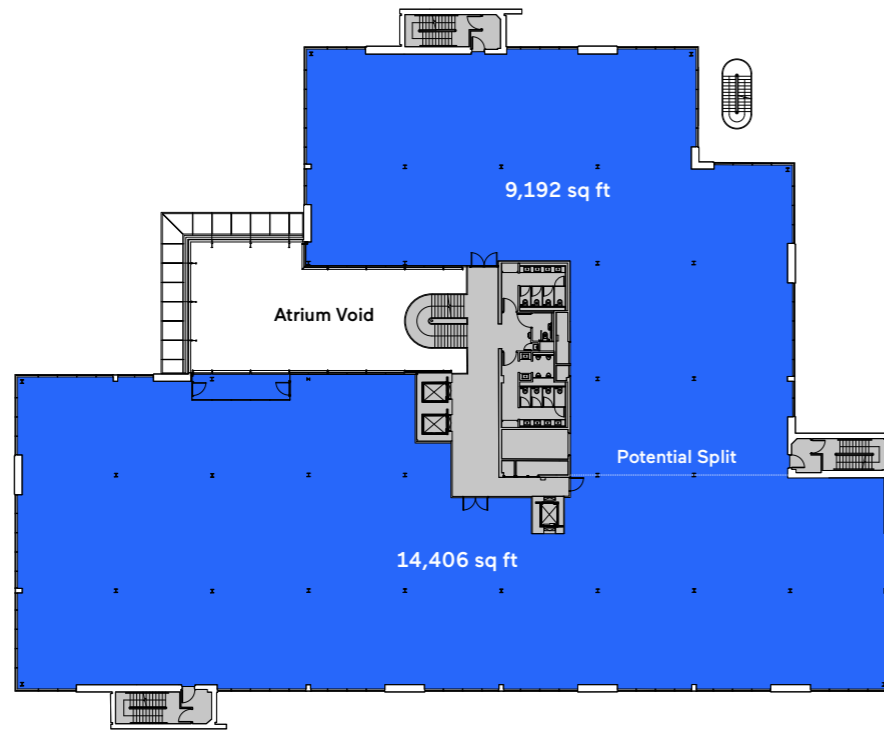
Reception
2,476 sq ft / 230 sq m



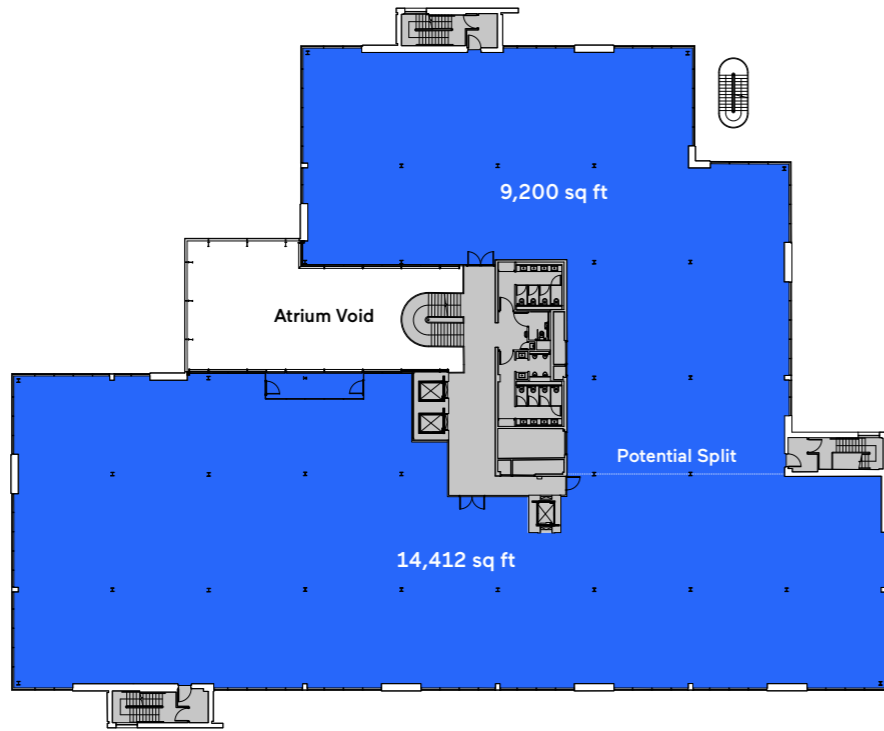
For indicative purposes only. Not to scale.

floor plans

**First
Office**
23,758 sq ft / 2,207.3 sq m



**Second
Office**
23,775 sq ft / 2,208.8 sq m

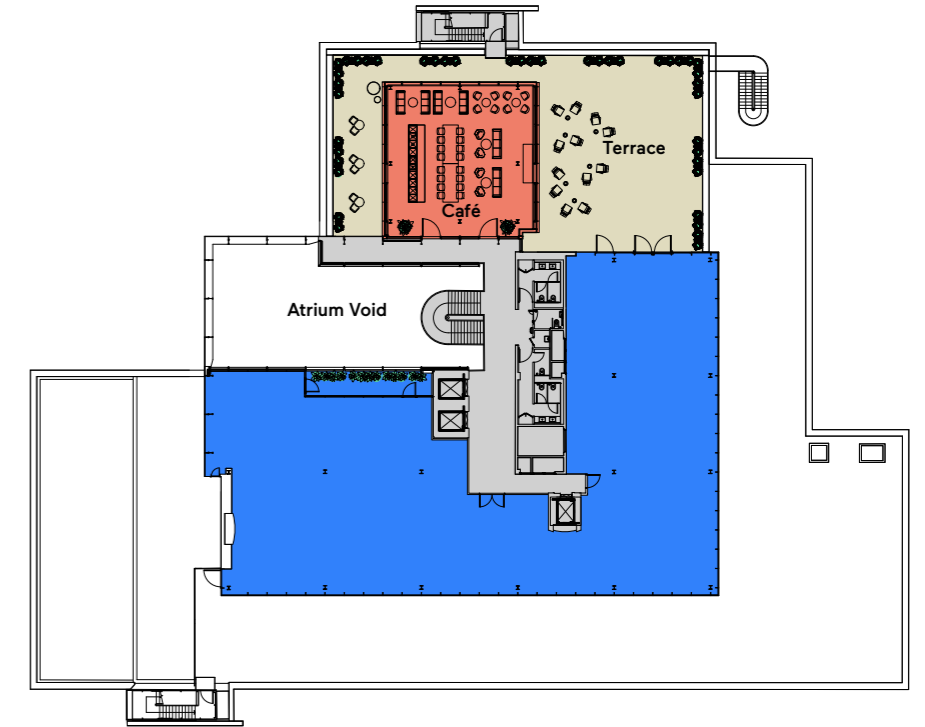


floor plans

**Third
Office**
7,481 sq ft / 695 sq m

Café
1,428 sq ft / 132.7 sq m

Terrace
2,935 sq ft / 272.7 sq m*

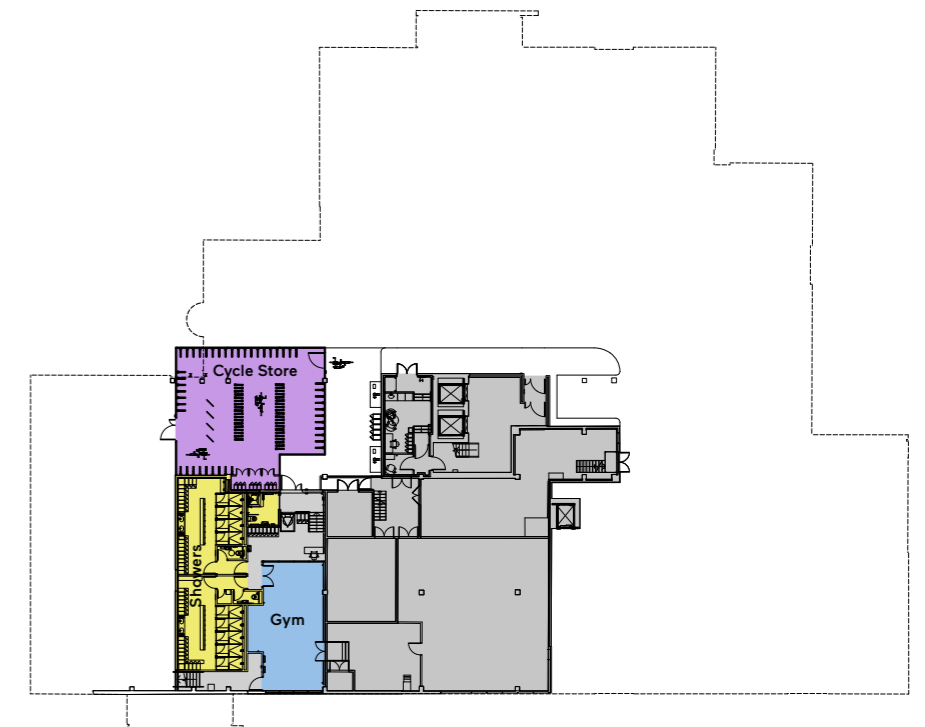


*Third floor terrace excluded from total area.

**Lower Ground
Gym**
506 sq ft / 47 sq m

- Office
- Café
- Terrace
- Cycle Store
- Showers
- Gym
- Core

For indicative purposes only.
Not to scale.



technical specification

ARCHITECTURAL DESIGN SPECIFICATION

EXTERNAL FINISHES

Dark painted brick to all external elevations.
Re-paved external entry courtyard and planting.
Projecting portal to main entrance.
Double glazed aluminium curtain walling with Brise Soleil.
New metal balustrades around third floor terrace.
Double glazed aluminium sliding doors and curtain walling to terraces.
Accessible non slip tiled terrace at third floor level with bespoke privacy screening.

INTERNAL FINISHES (RECEPTION)

Timber lined feature walls.
Large format porcelain floor tiling.
Welded metal plate portal feature incorporating feature lighting.
Bespoke reception desk.

INTERNAL FINISHES (OFFICES)

Ceiling
Fairfaced concrete soffit with exposed HVAC services mounted above floating ceiling rafts set a nominal 2.7m above finished floor level.

Floors
Medium grade access floor.
Large format porcelain floor tiling and skirtings to toilet corridors and WC cubicles; matching non-slip floor tiles to showers.

Walls
Painted plasterboard to offices generally.
Painted plasterboard/laminate panel to toilets with full height tiling to showers and behind WC washbasins.

Doors
Painted solid core timber doors to core, toilet lobbies and WC cubicles; Flush riser doors powder coated metal.

WC Areas
Metal framed glazed doors from cores to each floor.
Painted plasterboard ceilings to toilet corridor with access panels as required; washrooms fully accessible from core at all levels.
Large format porcelain floor tiling and skirtings to toilet corridors and WC cubicles.
Painted plasterboard/laminate panel to toilets with full height tiling behind washbasins.

WC/Shower Areas (Lower Ground only)

Solid grade laminate shower cubicles and doors.

INTERNAL FINISHES (STAIRS AND COMMON PARTS)

ALL LEVELS

Ceiling
Fairfaced concrete soffit with exposed services.
Painted plasterboard ceilings to lower ground floor toilet corridor and showers with access panels as required.

Floors
Painted screed generally and to plant areas.
Sheet vinyl to stairs and landings.

Walls
Painted plasterboard to common parts.

Doors
Paint finished timber doors within cores.
Laminate faced timber panelised doors to WC and SGL faced shower cubicles.

PARTICULAR LOWER GROUND AREAS

WC/Shower Areas (Lower Ground only)
Painted plasterboard/laminate panel to toilet walls with full height tiling to showers and behind WC washbasins.

Large format porcelain floor tiling and skirtings to toilet corridors and WC cubicles; matching non-slip floor tiles to showers.

Cycle Storage
Fairfaced concrete soffit with exposed services.
Painted brick floor.
Secure fencing and automated door control.

Vertical hanging cycle racks and lockers for folding bikes.

Lockers Area
Painted plasterboard to walls and ceiling.
Laminate faced SGL.
Large format porcelain floor tiling and skirtings.
Metal double lockers incorporating ventilation for drying.

MECHANICAL & ELECTRICAL SPECIFICATION

EXTERNAL DESIGN CONDITIONS

Winter:
-4°C, 100% relative humidity.

Summer:
+31°C db 21°C wb.

Heat Rejection Equipment:
Summer +35°C.

Outside Air Provisions:
12 l/s per person assuming occupancy of 1 person/8m².

INTERNAL DESIGN CONDITIONS

Heating
Plant room:
10°C relative humidity uncontrolled.

General office areas:
20°C ± 2°C relative humidity uncontrolled.

Toilets:
20°C ± 2°C relative humidity uncontrolled.

Cooling
General office areas:
24°C ± 2°C relative humidity uncontrolled.
All temperatures quoted are air temperatures (dry bulb) in accordance with BCO guidelines, as measured at the control sensor position.

Outside the normal external temperature conditions, the internal temperatures may fall outside the specified limits. Note that the plant will continue to operate to the extreme operating temperatures, but at reduced capacity.

OCCUPATION DENSITY

1 person/8m² for general office floors.
1 person/6m² for means of escape.
1 person/10m² for WC and lifts.

Cores are calculated at 80% utilisation of workplace density.

VENTILATION STRATEGY

GENERAL OFFICE AREAS

VRF ducted units at high level to all floors providing heating and cooling.
1.5 litres/sec/m² (12l/s/p at 1 person per 8m²).

TOILET EXTRACT

8 ACH extract, with supply from same system at a reduced rate to ensure negative pressure.

AIR INFILTRATION RATE

The fabric is designed to achieve an air infiltration of 5m³/m² @50Pa.

DESIGN INTERNAL HEAT GAINS

People: 80 W/person (Sensible)
60 W/person (Latent)
Lighting: Offices 10 W/m²
Small Power: 15 W/m² to office areas with allowance of 10% additional for tenant fit out.

PLANT REDUNDANCY

Main heating and cooling plant (VRF) comprises multiple separate systems per floor, each sized to meet the peak load for respective part of the floor. Minimum of two systems are provided for each floor which will minimise impact on tenant's, in the event of a single VRF system failure.

Single system on third floor.

ELECTRICAL POWER PROVISION

Electrical Supply:
The building has a SSE substation on site. The maximum capacity for the building is 911kVA.

Small Power:
15W/m² (diversified to 15W/m² at the main LV panel).

Spare Capacity:
10% 10W/m² spare capacity in riser to cover tenant IT equipment rooms etc.

Lighting (office):
10W/m².

Mechanical Plant:
To suit selected systems.

Floor void to office floor plates is a minimum of 150mm. 375-420mm (Nom).

STANDBY GENERATION

Ability to install a generator to the main LV panel to fully back to building power service.

LIGHTING

Offices	300-400lux (infrastructure capable of 500lux)
Entrance area	200lux
Stairs	100lux
Basement and plant	100lux

Working plane	(generally) 0.75m
Uniformity	0.7

Lighting is designed in accordance with CIBSE LG7. LED lighting fittings are used.

Design Criteria:
Lighting load allowance: 10 watts per m².

Small power:
Incoming supply sized at 15 Watts per m² plus spare capacity.

COMMS

Two incoming rooms with dedicated comms risers which are shared between tenants.
Two risers allowing a tenant taking a single floor to use an A and B riser for resilience.
Backbone connect.

CONTROLS/FIRE ALARM/ ACCESS CONTROL

Integrated Salto access control system installed within the building.

Wireways included for ease of tenant installation.

Intelligent control integrating lighting, environmental systems and access control.

CCTV and Access control to achieve Secure by Design standard.

NOISE CRITERIA

Building services noise is controlled to meet the following noise ratings in Category A Fit-Out condition, these criteria are drawn from BCO Guide 2019 and CIBSE Guide A.

Open Plan Offices	NR40
Entrance Lobbies	NR40
Circulation Spaces	NR40
External Terrace Areas	NR45
Toilets	NR45

ENERGY AND SUSTAINABILITY

The key benchmarks for the buildings energy and sustainability performance are:

Compliance with planning requirements.

Compliance with Part L of the Building Regulations.

BREEAM "Excellent" rating and an EPC rating of B32.

Building Management System (BMS) Automatic control system provides control and monitoring of the mechanical engineering systems and plant.

LIFTS

The vertical transport strategy is designed in accordance with BCO guidelines, as indicated below:

Criteria	BCO 2019 Specification
Effective density	1:10m ² N/A
Up peak average journey time from lobby to destination floor	52 seconds

Passenger lift provision:

2x 1,350kg / 18 person.

Shared passenger/goods lift with drapes and concealed hooks.

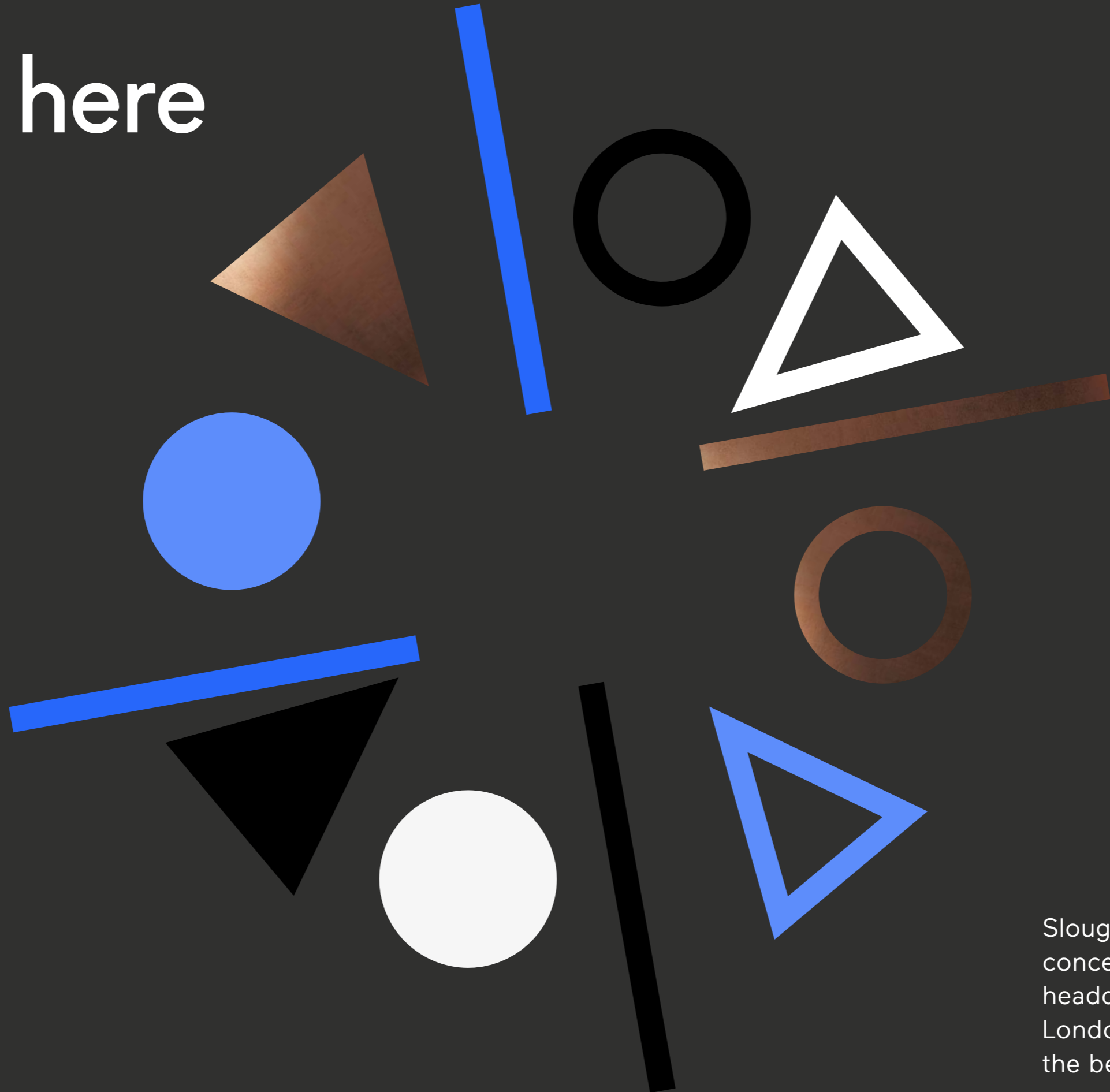
HOT AND COLD WATER SYSTEMS

Cold water storage:
12l/person/day based on 1/8m².

Hot water storage:
N/A (point of use).
Shower facilities for cyclists adjacent to Cycle Storage.

location

gather here



Slough has the highest concentration of office headquarters outside of London and has been voted the best UK town to work in.

Slough

Say hello to the future of tech towns.

Slough has an ever growing reputation as a great place to work and live – and will only get better thanks to a £650m ongoing programme of regeneration.

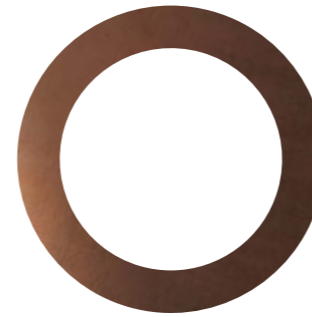
High profile award winning projects include The Curve – which has provided a new cultural focal point featuring a performance space, exhibition venue, museum, library and café.

The high street could also see the large scale redevelopment of Queensmere Shopping Centre – bringing a greater choice of retail, restaurant and leisure amenities to the town centre.

For those in need of space and relaxation Slough is home to three Green Flag parks as well as The Slough Arm – part of the Grand Union Canal.



- 1 Slough Ice Arena
- 2 Slough High Street
- 3 The Curve
- 4 The Centre
- 5 River Thames



- 6 Cliveden House
- 7 The Fat Duck
- 8 Langley Park
- 9 The Waterside Inn

Surrounding Area

Slough's position in the Thames Valley also means it is in close proximity to some of the UK's most celebrated Michelin starred restaurants and hotels including The Fat Duck, The Waterside Inn and Cliveden House.

For leisure and fitness, the 2012 Olympic rowing venue of Eton Dorney Lake is within easy reach, which is also an impressive events venue. For those who wish to stretch their legs and take in some fresh air, Langley Park is also nearby.

Neighbouring Windsor and Eton offer an array of restaurants, coffee shops, delicatessens, pubs and bars.



the area

A strategic location that has it all.

Dining

- 01 Costa
- 02 M&S Foodhall
- 03 Nandos
- 04 Pizza Hut
- 05 Renaissance
- 06 Salt Hill Café
- 07 Subway
- 08 The Hive Café
- 09 The Three Tuns
- 10 Tummies
- 11 WOKHEI

Hotels

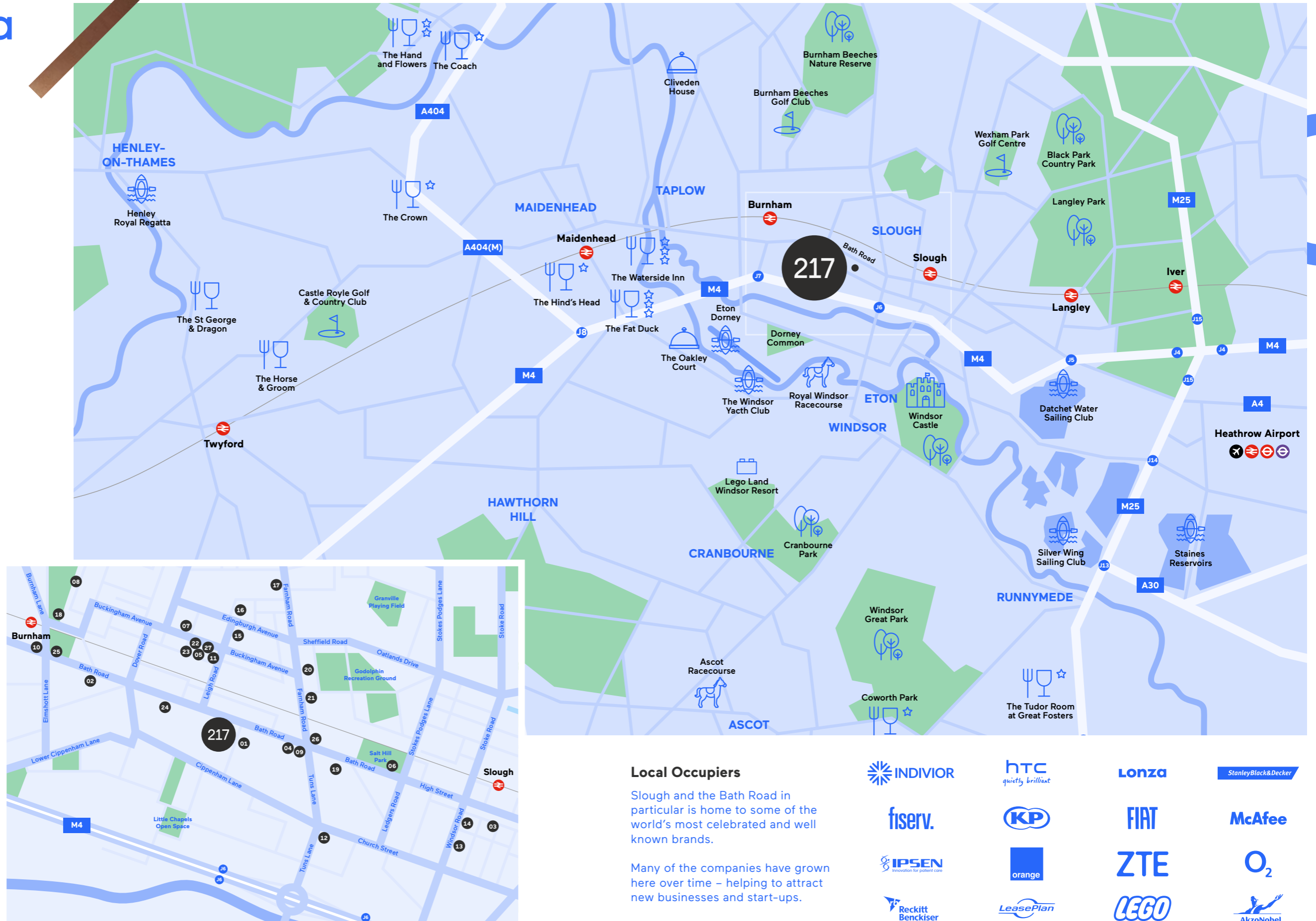
- 12 Holiday Inn
- 13 Premier Inn
- 14 Travelodge

Fitness

- 15 Absolutely Fitness
- 16 CrossFit
- 17 i.Fit Studios
- 18 PureGym
- 19 Slough Ice Arena
- 20 The Centre
- 21 The Gym

Other

- 22 Barclays Bank
- 23 Cherry Trees Day Nursery
- 24 Decathlon
- 25 GRoom
- 26 Metro Bank
- 27 Post Office



Local Occupiers

Slough and the Bath Road in particular is home to some of the world's most celebrated and well known brands.

Many of the companies have grown here over time – helping to attract new businesses and start-ups.




connections

Simply put – 217 Bath Rd is well connected.

Slough's mainline station currently takes you to London Paddington within 16 minutes. From H1 2022, the arrival of the Elizabeth Line will dramatically reduce travel times from Slough into central London with Bond Street reached in 32 minutes and Liverpool Street in just 38 minutes.


For road connections the building is located parallel to the M4 motorway, and under five minutes away from junctions 6 and 7 – with easy access to the M25 and M40 motorways. Heathrow is less than a 20 minute drive and from 2024 the Western Rail Link (WRLtH) will provide a direct rail service in just seven minutes.






16
minutes

to Paddington Station via Slough's fast mainline service



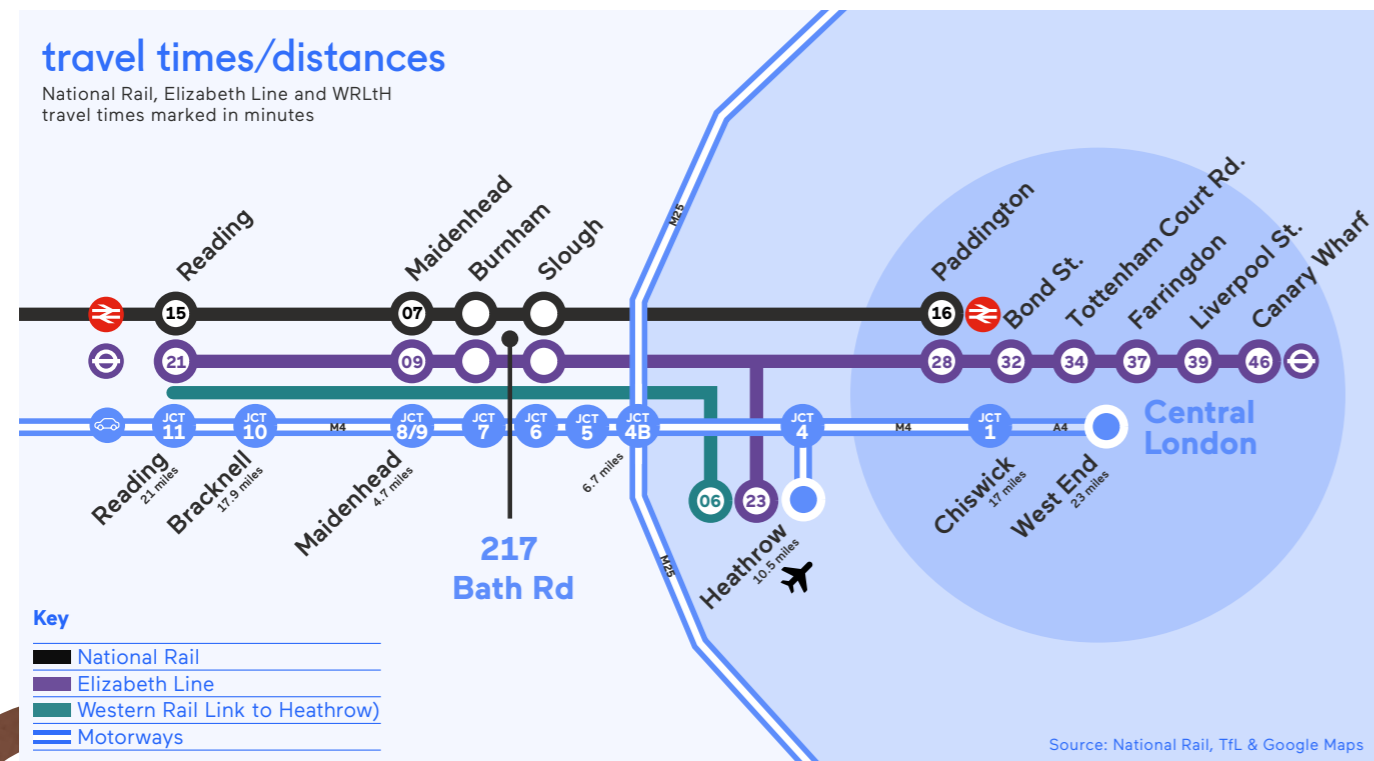
Elizabeth Line
(H1 2022)

Reduced travel times: Bond Street in 32 minutes and Heathrow Airport in 23 minutes



M4

Located next to the M4 motorway – junctions 6 and 7



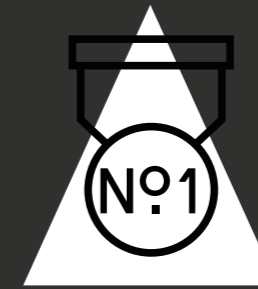
217 Bath Rd

key facts

Slough has some serious credentials to support the fact that it is leading the way as one of the country's most productive and progressive business and tech hubs, here's just a few:

£650m

is being spent on regeneration in the area ¹



Named the country's best town or city to work in for the third consecutive year by Glassdoor ²

£9bn

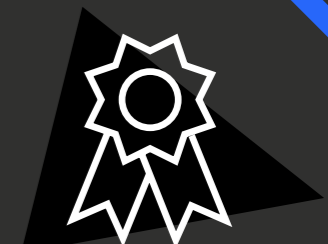
Slough has a £9 billion economy representing a GDP of £100,000 per worker ³



Slough has the highest concentration of HQs outside of London ³

£3.5bn+

has been invested in regeneration projects across the borough ⁴



Slough is the most productive town in the UK ³

No.2

Slough is second only to London for number of successful startups ²



Slough has been home to the Mars Bar for nearly 100 years



The Elizabeth Line will increase Slough's catchment ³

Sources:
¹ thamesvalley.co.uk
² glassdoor.co.uk
³ Centre for Cities Report 2020
⁴ slough.gov.uk

further information



For further information, please contact
the joint sole letting agents:



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Developer



EPIC

Professional Team

Architect

Stiff + Trevillion

Contractor

Overbury

Chartered Engineers

Hive Consultants

Project Manager

TMD

Structural Engineers

Fairhurst

Cost Consultant

Gleeds

GATHERAT217.COM

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2022.

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