



HEATHROW  
APPROACH

**YOUR GLOBALLY CONNECTED HEADQUARTERS**  
GRADE A OFFICE TO LET 7,600 - 84,400 SQ FT

## A LANDMARK OFFICE BUILDING

Heathrow Approach has been refurbished to create a striking headquarters office building.

The building is finished to the highest specification, boasting a stunning triple height reception area, Grade A office accommodation and new landscaped approach.

In addition, a newly clad metal fin to the building's exterior provides an innovative branding opportunity, enhancing the building's profile and that of the occupier.

The upper floors provide large uninterrupted open floorplates, with the lower floors being connected by a central glazed atrium. At ground floor level the contemporary reception area creates a dramatic statement for any visitor.

- // Fully accessible raised flooring system
- // Four pipe fan coil air conditioning system
- // LED lighting
- // Metal suspended ceiling
- // Three 12-person lifts and one goods lift
- // 328 Car park spaces (1:257 sq ft)
- // Dedicated shower blocks
- // EPC-B
- // Feature reception
- // DDA Compliant
- // Expected BREEAM Very Good





SLOUGH 77 BUS

LANGLEY

IVER

WEST DRAYTON

HAYES & HARLINGTON

J6

J15

M25

WINDSOR & ETON RIVERSIDE

M4

J4B

J4B

J4

M4

LONDON VIA A4 & M4 - 32 MINS (18.9MILES) ▶



J5

M25

M4

DATCHET

WINDSOR & ETON CENTRAL

BATH ROAD

BATH ROAD

J14

HEATHROW EXPRESS

HEATHROW AIRPORT

SUNNYMEADS

# STRATEGIC LOCATION

LOCATED IN A PROMINENT POSITION  
HIGHLY VISIBLE FROM THE M4 WITH A UNIQUE BRANDING OPPORTUNITY



**130,000** VEHICLES PASS HEATHROW APPROACH EVERY DAY



# LANDSCAPED GARDENS & A ROOF TERRACE PROVIDE THE PERFECT ESCAPE





STRIKING GLAZED ATRIUM



## SPECIFICATION

The offices at Heathrow Approach have undergone a comprehensive refurbishment to provide Grade A office accommodation.

- // New finishes throughout
- // 1 person per 10 sq m occupancy ratio potential
- // 4 pipe fan coil air conditioning with EC/DC motors for energy efficiency
- // New metal tile suspended ceiling
- // New LED lighting, LG7 compliant
- // Raised floors – 160mm clear void
- // 2.7m typical finished floor to ceiling height
- // 3 new passenger lifts and 1 goods lift
- // 25w/sq m small power
- // Showers, bicycle racks and lockers
- // Male, female and disabled WCs on every floor

### RECEPTION FINISHES

The reception has been refurbished with new porcelain floor tiles and a new slim line revolving and pass door installed.

The reception benefits from a triple height atrium including feature wall panelling, two seating areas and a bespoke reception desk.

### OFFICE AREA

The offices have been comprehensively refurbished to the BCO Category A standard throughout comprising:

- Floors** Fully accessible 600x600mm metal tile raised floor system is provided.
- Ceilings** The office ceilings are fitted with white 600x600mm accessible perforated metal ceiling tiles with fully integrated lighting.
- Lighting** Recessed micro-prism LED luminaries, dimmable, with daylight linking and presence detection. The general ambient illumination within the offices will be an average of 400 lux, based on an open plan arrangement.
- Joinery** All new doors to Welfare are full height high quality timber in American Black Walnut veneer with vertical grain and brushed stainless steel ironmongery.
- Walls** Office walls are finished with vinyl matt white emulsion.
- WCs** Two main cores provides to all levels multi-cubicle toilets each consisting of four female' cubicles (one ambulant) and three male cubicles (one ambulant) with three urinals. One fully accessible disabled WC is also provided on each level in each core.

**Shower Facilities** Male and Female shower facilities are provided to the Lower Ground floor each consisting of three shower cubicles, one WC and changing/locker area. A disabled WC/Wet Room and a Drying Room with additional locker storage is also provided.

### DIMENSIONS

Finished floor to ceiling height	2.7m
Average slab to slab height	3.85m
Raised floor void	160mm clear average

### MECHANICAL SERVICES

**Air conditioning** The offices are provided with heating and cooling using new 4 pipe water side control fan coil units located in the ceiling void. The fresh air is provided by a centralised ventilation system comprising an internally refurbished air handling plant internally located with roof plant room with two primary extract fans at roof level. Low temperature hot water for heating is provided by gas fired boiler plant located within the roof plant room.

### BASIS OF DESIGN

The mechanical services are designed to meet the following criteria:

### OUTSIDE TEMPERATURE:

Winter:	-4°C db, saturated
Summer:	28°C db, 19°C wb
Internal temperature:	
Offices summer:	24°C ±2°C
Offices winter:	20°C ±2°C
Reception summer:	25°C ±2°C
Reception winter:	20°C ±2°C
WC's:	8°C minimum (Heating only)

### LOAD DENSITIES FOR COOLING:

Lighting to all levels:	12w/sq m
Power all levels:	25w/sq m

### VENTILATION RATES:

Offices:	12l/s per person based on occupancy of 1:10
W/C Showers:	6 Air changes/hour supply/8 air changes per hour extract.

### OCCUPANCY (ASSUMED FOR AIR CONDITIONING):

Offices:	1 person/10 sq m throughout all floors at the same time
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### BUILDING MANAGEMENT SYSTEM

Plant and fan coil units are controlled by an integrated centralised Building Management System.

## STEP INSIDE & DISCOVER A DIFFERENT WAY OF WORKING

### ELECTRICAL SERVICES

Main electrical intake:

The building is served by a dedicated UK Power Networks transformer which is located within the grounds of the property.

Electrical supplies for Tenant's areas are made available at 400/230 volts, 3 Phase, 50 Hz, on a floor-by-floor and block-by-block basis.

### BASIS OF DESIGN:

**Lighting** 12w/sqm

**Small power** 25w/sqm

**Provision of additional plant** Limited space is available on the roof levels for additional plant and equipment, depending on tenant's requirements and design subject to necessary consents.

**Metering** Energy meters are installed to measure actual consumption of electricity on a floor by floor basis and block by block basis.

### LIFTS

3 x 16 person 800kg new scenic passenger lifts are provided to serve the office floors. The lifts are configured in a single bank of three.

A new service lift is provided serving all floors from the car park level.

A new disabled access lift has been provided at the front of the building.

### SECURITY

New CCTV and Proximity card systems have been provided, controlling external doors, with facility for future control of access to each floor. The CCTV provision also covers the external car park.

A video entry system has been provided, between the front door, the vehicle barrier and the reception desk.

### ENVIRONMENTAL CREDENTIALS

#### Standards

- // EPC 'B' Rating
- // Expected BREEAM Very Good

#### Energy

- // PIR controlled lighting to all areas.
- // Daylight control to office lighting
- // Use of low energy LED lighting
- // Low energy variable speed drive pumps and fans provided.

#### Recycling

- // High levels of refurbishment waste recycled
- // Materials such as FSC timber products were responsibly sourced

### Wellbeing

- // The floors benefit from glazing on three elevations benefiting from excellent natural light
- // 4th floor benefits from roof terraces with waterside views
- // Landscaped gardens with a lake and decking.

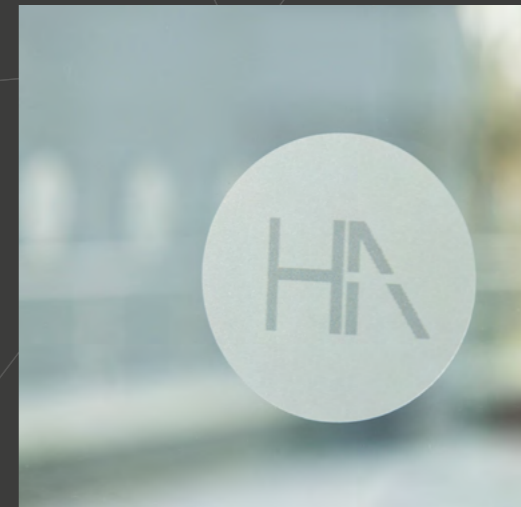
### Metering/Water consumption

- // Energy metering has been provided in compliance with CIBSE TR19 and BREEAM requirements.
- // Water efficiency technology such as leak detection and solenoid shut off valves have been provided.

### Transport

Facilities for cyclists are provided consisting of:

- // Bicycle storage racks have been installed within the LG floor parking area
- // Six showers (three male, 3 female), one disabled wet room and locker / drying room facilities are provided





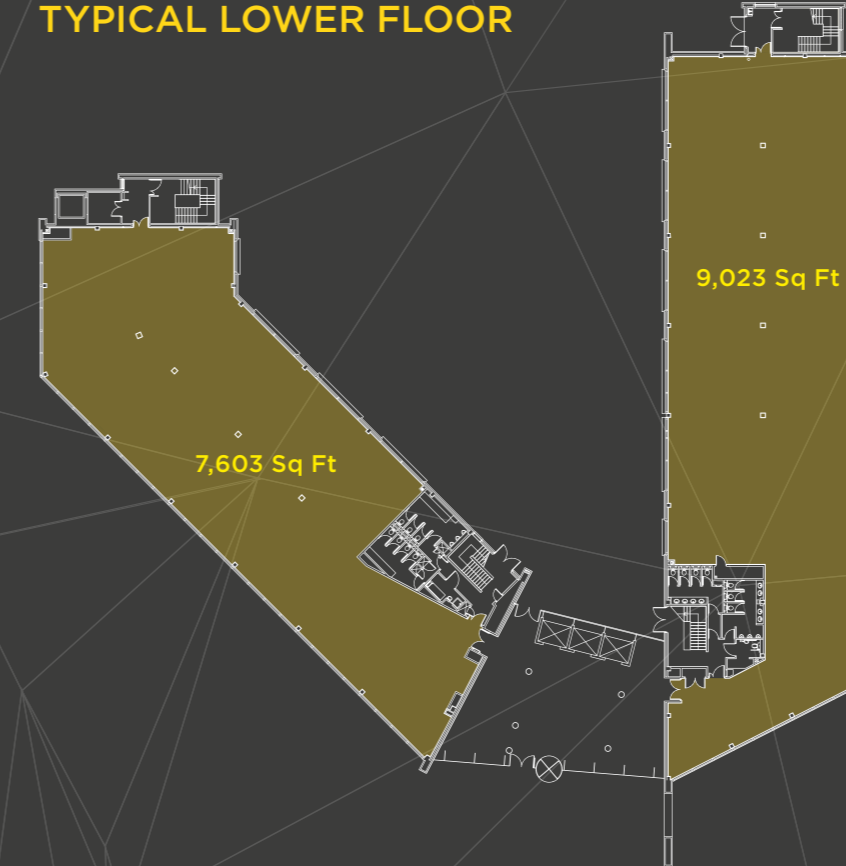
# ACCOMMODATION

FLOOR AREAS	SQ FT*	SQ M*
Fourth	14,234	1,322.3
Third	18,466	1,715.5
Second	16,626	1,544.6
First	16,628	1,544.7
Ground	16,523	1,535
Reception	1,918	178.1
<b>Net Offices</b>	<b>82,477</b>	<b>7,662.3</b>
<b>TOTAL</b>	<b>84,395</b>	<b>7,840.5</b>
Car Spaces	Ratio 1:257 sq ft	328
Cycle Racks		46

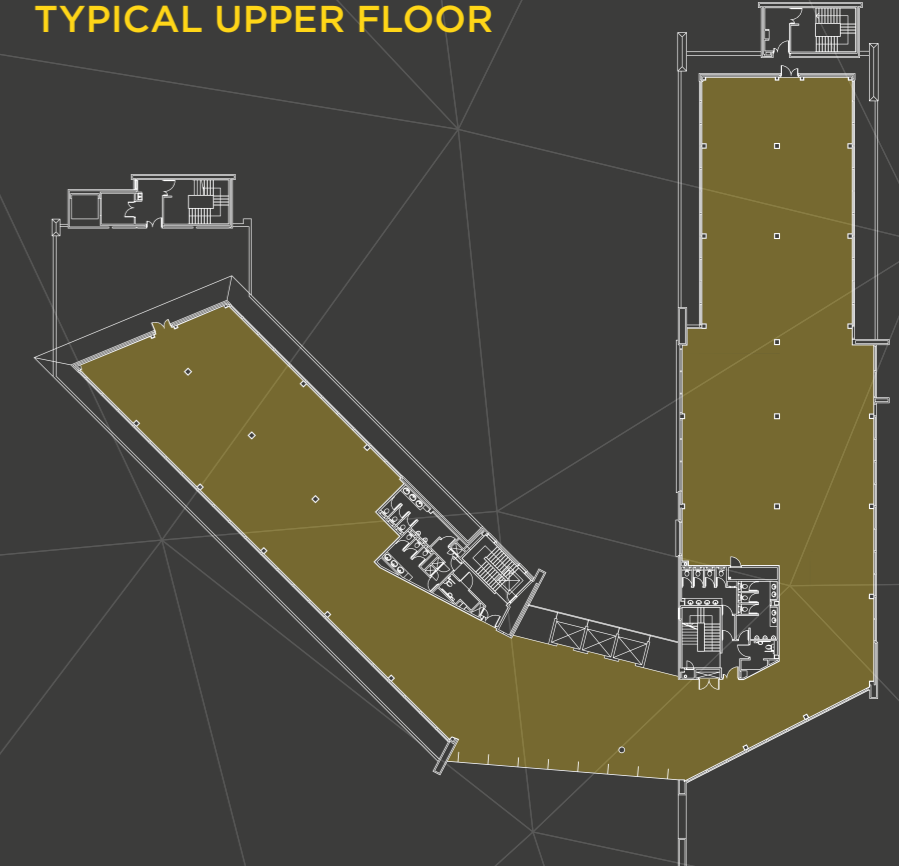
\*Floor areas measured by CSL in accordance with IPMS 3



### TYPICAL LOWER FLOOR



### TYPICAL UPPER FLOOR

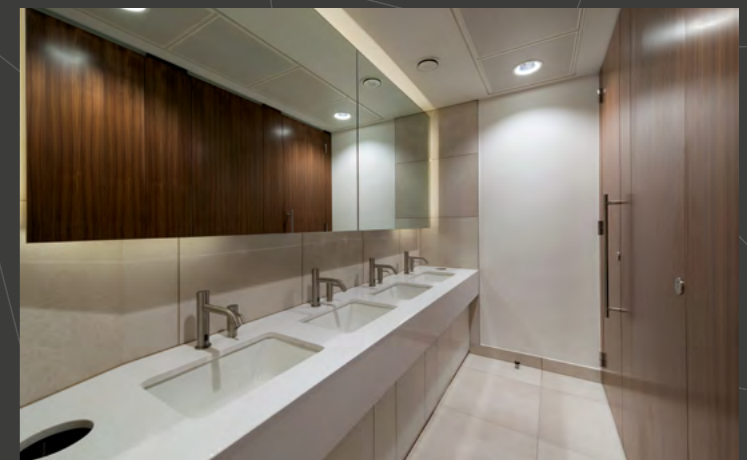
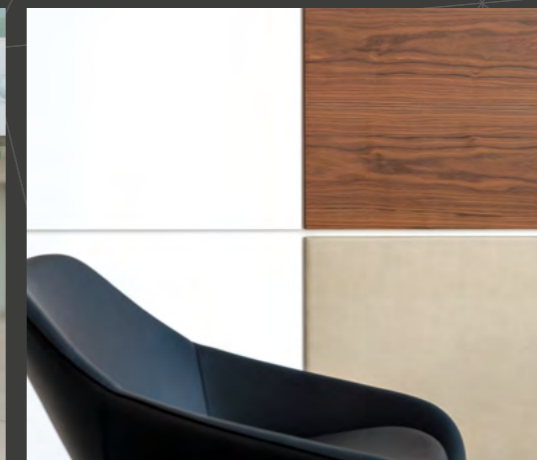




## BEAUTY IS IN THE DETAIL

The sense of arrival is emphasised by the remodelled, impressive triple height glazed atrium.

The building benefits from high quality finishes throughout, including changing facilities with heated floors and dedicated male and female shower blocks with drying room.



## LOCAL AMENITIES



**MARRIOTT HOTEL'S**  
HEALTH & FITNESS  
FACILITIES WITHIN A  
5 MINUTE WALK



**M&S**  
**SIMPLY FOOD**  
A 2 MINUTE WALK  
FROM YOUR DESK



**DATCHET**  
PROVIDES A VARIETY OF  
LOCAL SERVICES WITHIN  
A 5 MINUTE DRIVE



# AN ATTRACTIVE PLACE TO LIVE & WORK



**WINDSOR CASTLE**  
IS A WORLD  
RENOWNED TOURIST  
DESTINATION



**ASCOT** IS ONE OF THE  
LEADING RACECOURSES  
IN THE UNITED KINGDOM



## AN EXTREMELY ACCESSIBLE POSITION AT THE HEART OF THE THAMES VALLEY

### RAIL LINKS

	(MINS)
Maidenhead	7*
Paddington	17*
Reading	15*

\* From Slough Station

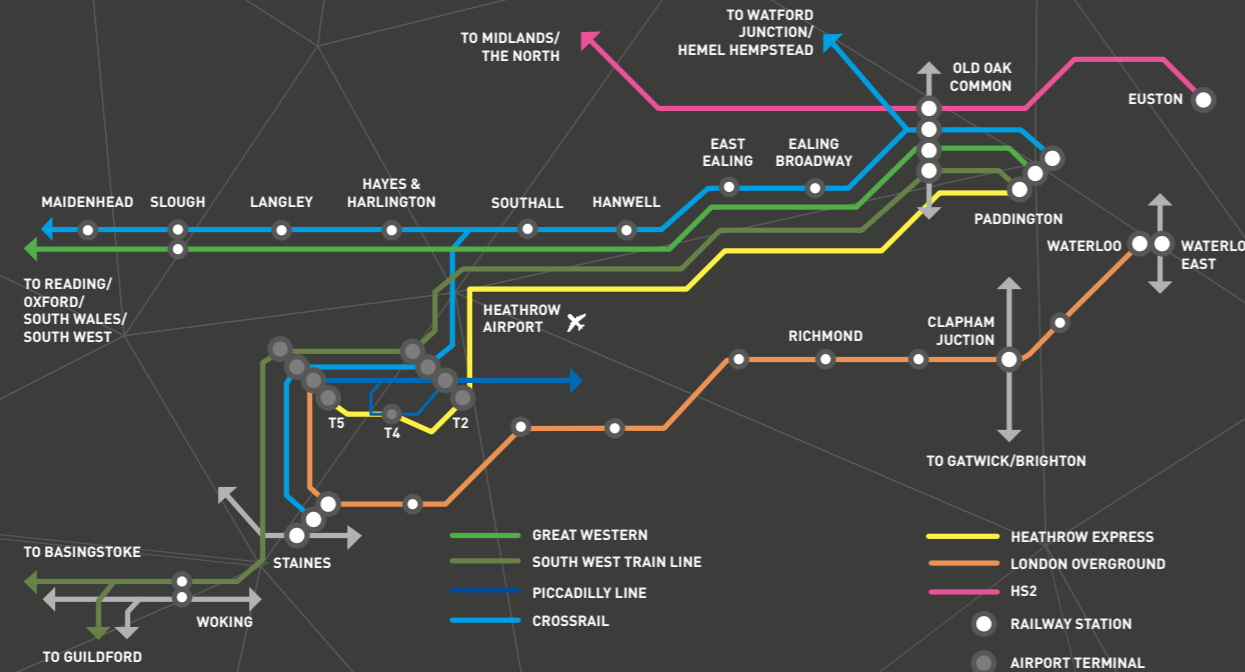
### ROAD LINKS

	MILES	DRIVE (MINS)
Hammersmith	16.5	26
Staines	9	11
Maidenhead	11	15
Reading	22	30

### BUS\*

	NO.	DRIVE (MINS)
Heathrow Terminal 5	77 / 78 / 81	8 – 15
Slough	77 / 81 / 75 / 76	15
Hammersmith / London	702 / 81	35 – 1 hour
Staines	77 & 71	28

\*All via Heathrow Approach



**2019**  
CROSSRAIL  
OPERATIONAL FROM  
SLOUGH STATION



EXPRESS SERVICES  
FROM SLOUGH  
STATION REACH  
LONDON IN **17 MINUTES**



**73.4 MILLION**  
PASSENGERS PASS  
THROUGH HEATHROW  
AIRPORT EVERY YEAR





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**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991**

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