



WYMERS BUILDING



THE NATURAL CHOICE FOR YOUR HQ

17,500–37,900 SQ FT
HQ CAMPUS BUILDING

Wymers Building
Wymers refurbishment
Wymers offers you
The timeline
Ways to Wymers
What's near
Wexham Springs
Fitwell

WYMERS BUILDING

The Wymers Building is a modern self-contained office arranged over two floors with extensive roof terrace and balcony areas overlooking private landscaped gardens.

A comprehensive refurbishment is planned to provide a new headquarters campus building with flexible workspace solutions starting from 17,500 to 37,939 sq ft.

Rents will be tailored around tenants' fitout requirements.



17,500–37,939 SQ FT
[1,626–3,525 SQ M]





WYMERS REFURBISHMENT



INDICATIVE INTERIOR LAYOUT (CGI)



INDICATIVE INTERIOR LAYOUT (CGI)

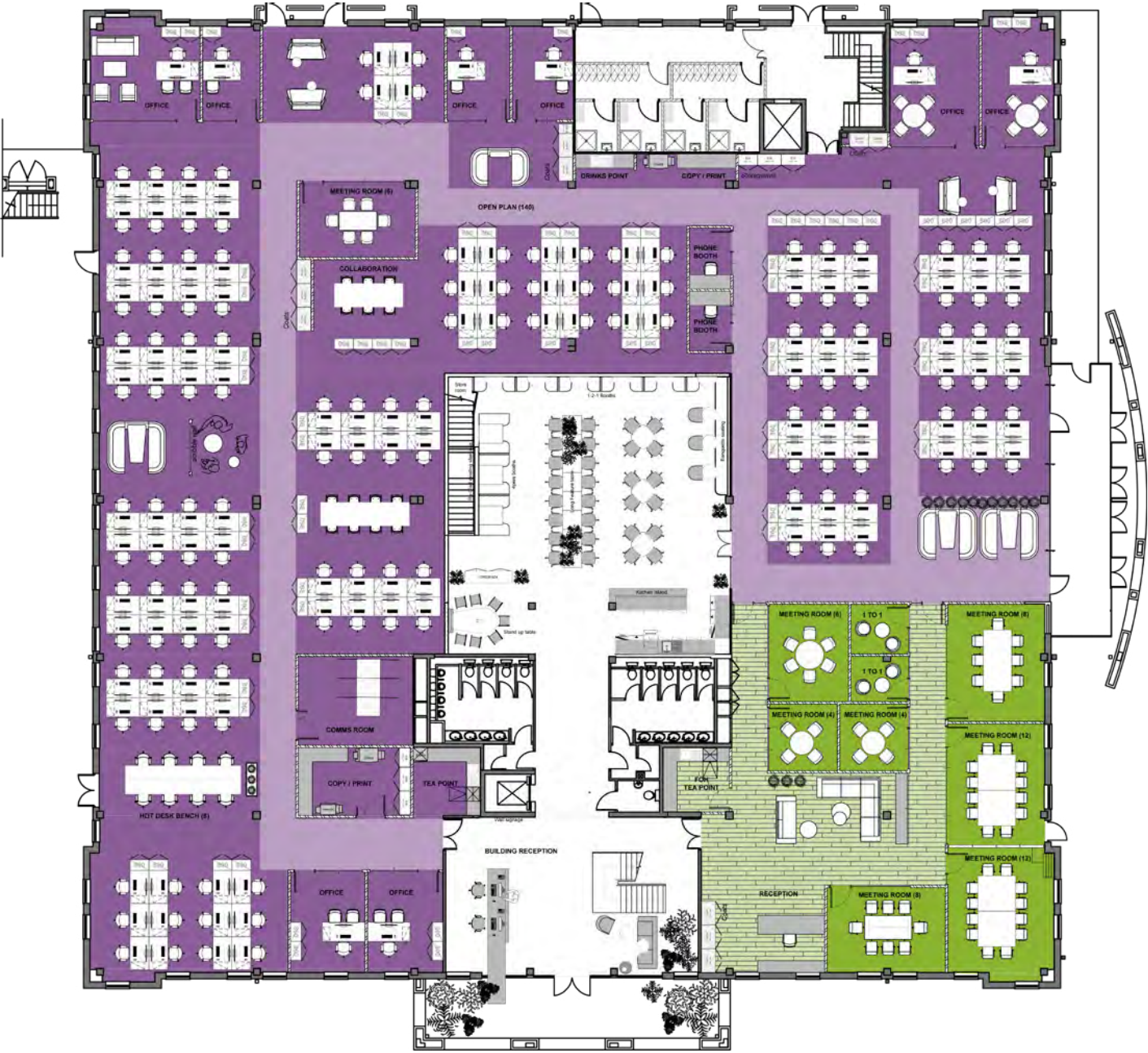


NEW EXTERNAL ENTRANCE (CGI)



NEW LOBBY RECEPTION (CGI)

WYMERS OFFERS YOU



GROUND FLOOR
20,439 SQ FT [1,899 SQ M]

- OCCUPATION DENSITY 1:10**
- 140 Fixed desks
 - 40 Flexible desks (booths, soft seating etc.)
 - 8 Hot desks



FIRST FLOOR
17,500 SQ FT [1,626 SQ M]

- OCCUPATION DENSITY 1:10**
- 150 Fixed desks
 - 40 Flexible desks (booths, soft seating etc.)
 - 8 Hot desks





NEW LED LIGHTING



NEW SUSPENDED CEILINGS



NEW AIR CONDITIONING SYSTEM



NEW FULL ACCESS RAISED FLOOR



REMODELLED AND REFITTED WC FACILITIES



NEW REMODELLED CONTEMPORARY RECEPTION



NEW SHOWERS AND CHANGING FACILITIES



SECURE BIKE STORAGE



179 ON-SITE PARKING SPACES (1:212 SQ.FT PARKING RATIO)



ENHANCED EPC RATING



8 PERSON PASSENGER LIFT



SEPARATE GOODS LIFT

INDICATIVE PROGRAMME

	WEEK																									
ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
DRAFT LEGAL DOCUMENTS																										
SCHEME DESIGN REFINEMENT																										
SCOPE OF WORKS AND COST REFINEMENTS																										
DESIGN AND COSTS FINALISED																										
WORKS CONTRACT FINALISED																										
FURNITURE PROCUREMENT																										
CONSTRUCTION PROGRAMME (20 WEEKS)																										
Lead in and mobilisation																										
Validations and final surveys																										
Site set up																										
Start on site																										
Indicative construction period																										
Contract Practical Completion																										



WAYS TO WYMERS

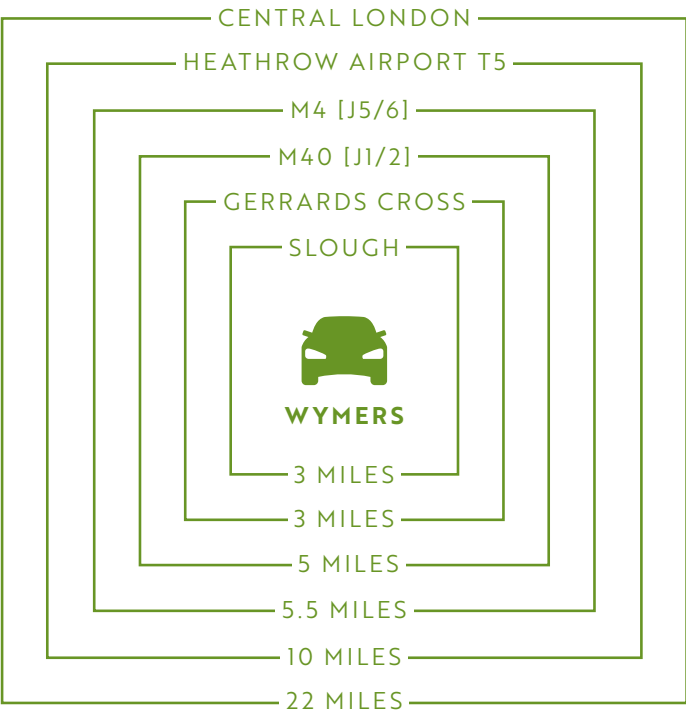
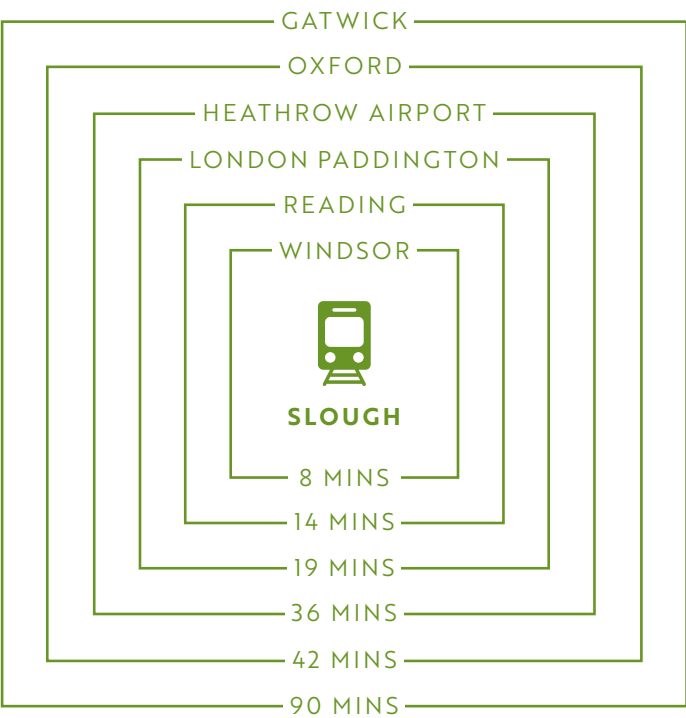
WYMERS BUILDING
WEXHAM SPRINGS
SOUTH BUCKINGHAMSHIRE
SL3 6PJ

Wexham Springs is situated between the M4 and M40 Motorways, and just west of the M25, within South Bucks District, some 20 miles west of Central London.

The M40 (Junctions 1 and 2) and M4 (Junctions 5 and 6) are all within 5.5 miles driving distance, and Heathrow Airport (Terminal 5) is approximately 10 miles to the east.

Slough Station is some 3.5 miles to the south, with fast services to London Paddington. The Elizabeth Line, which will be introduced in 2020, will offer further links to central London, the City and the East of London.

In addition Gerrards Cross station is 3.5 miles to the north, with Chiltern Line services to London Marylebone taking less than 30 mins in peak times.





WHAT'S NEAR WYMERS

Neighbouring Black Park Country Park is the perfect spot for a lunchtime run or ride. Wexham Park and Iver golf clubs offer a variety of courses, driving ranges and tuition on a pay-to-play basis.

Your day-to-day needs are catered for by local supermarkets and a post office.

From artisan coffee and brunch spots to gastro pubs and international dining, there is something for everyone. The many gastro pubs on Wymers' doorstep offer relaxed spots for drinking and dining.

The Black Horse at Fulmer and The Apple Tree in Gerrard's Cross, or the renowned Hind's Head at Bray are only a short drive away,

Take breakfast meetings out of the boardroom and venture to Jack & Alice in Gerrards Cross, or Fego in Beaconsfield, for locally sourced produce and artisan coffee.

For more formal entertaining, Thai Rack, Di Paulo (Italian) and Malik's (Indian) will not disappoint with their varied international cuisine. For something a bit different, both Giggling Squid and The Crazy Bear in Beaconsfield promise impressive, modern and more unusual Thai menus.

Finding a comfortable place to stay nearby will never be a problem.

From the Crowne Plaza and The Bull Hotel, to Pinewood Hotel and The Crazy Bear, there are plenty of contemporary overnight options for the discerning business traveller.



The Apple Tree, Gerrards Cross



The Black Horse, Fulmer



Malik's, Gerrards Cross



HEALTH CARE

- 1 Wexham Park Hospital

DAY-TO-DAY

- 1 Post Office
- 2 Co-op Food
- 3 Tesco Express
- 4 Tesco Extra
- 5 Waitrose

EATING OUT

- 1 Di Paulo
- 2 Fego
- 3 Giggling Squid
- 4 Jack and Alice
- 5 Malik's
- 6 The Black Horse
- 7 The Red Lion

CAFES

- 1 San Remo Cafe
- 2 Costa
- 3 Prop House Coffee Shop

PUB LUNCHES

- 1 Fox & Pheasant
- 2 The Apple Tree
- 3 The Plough Inn
- 4 The Stag

STAYING IN STYLE

- 1 Crowne Plaza
- 2 Pinewood Hotel
- 3 Stoke Place
- 4 The Bull Hotel
- 5 The Crazy Bear
- 6 The Langley

MEDIA / FILM

- 1 Pinewood Studios

SPORT AND LEISURE

- 1 Black Park Country Park
- 3 Farnham Royal Cricket Club
- 3 Fulmer Cricket Club
- 4 Gerrards Cross Golf
- 5 Iver Golf Club & Academy
- 6 Langley Park Country Park
- 7 Stoke Green Cricket Club
- 8 Wexham Park Golf Centre



WYMERS WEXHAM SPRINGS

Wexham Springs is a low-density office campus situated between the M4 and M40 motorways.

Popular with blue-chip businesses, it provides a calm and secure working environment with unrivalled views and ample car parking.



Boundaries shown are for indicative purposes only



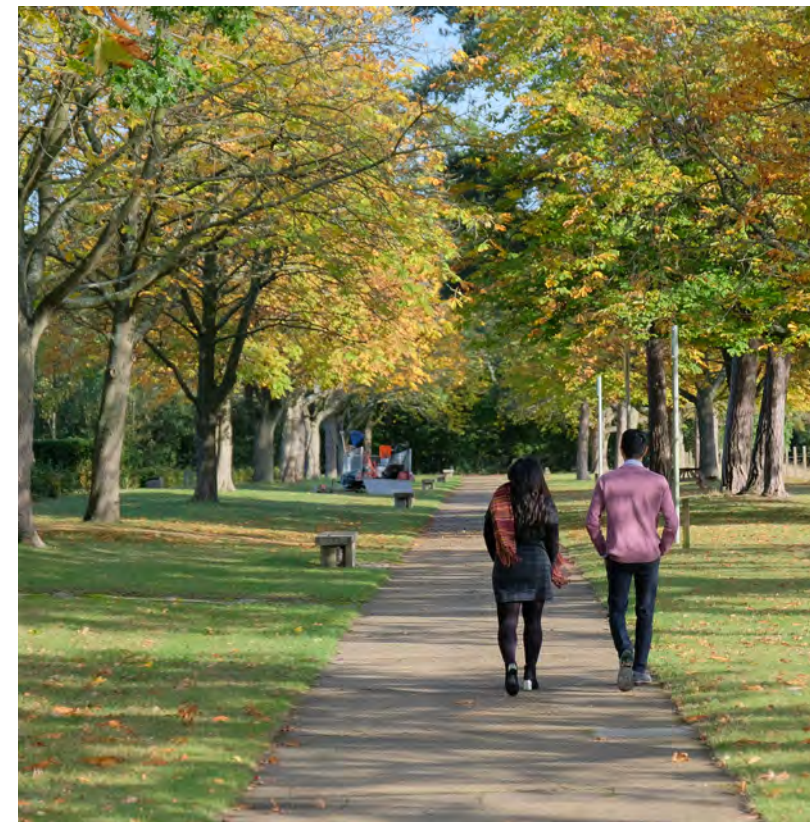


FITNESS WELLSPRINGS

It's never all work, work, work... which is just one reason why Wymers glories in its parkland setting amongst 40 acres of mature woodland. Cedar, oak and North American redwood and other species still shade the landscaped grounds around the feature lake designed by Sir Geoffrey Jellicoe.

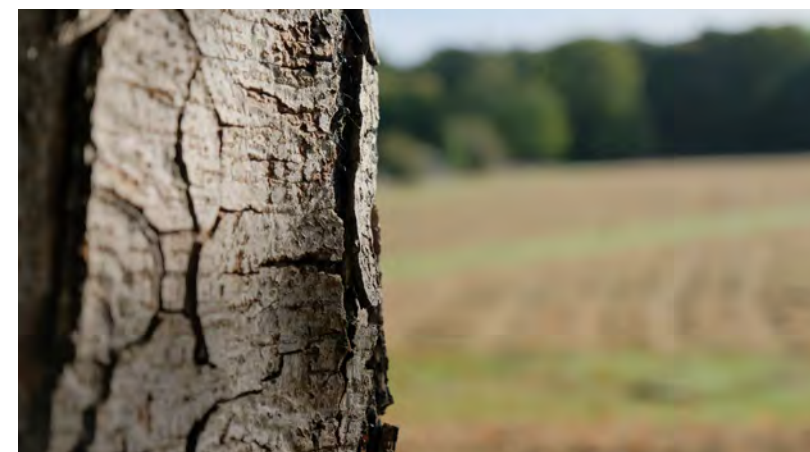
Football, tennis and cricket facilities are available on site for occupiers, and the grounds are ideal for walking, jogging, cycling and picnics.

A pavilion offers space for functions, yoga classes and other activities, and we have plans for a more extensive food, drink and activities offering.



The Fitwel scheme is the world's leading certification system that optimises buildings and communities to support health.

The proposed scheme will integrate the principles of health and wellbeing as set out by Fitwel. The pre-assessment is available upon request.



TERMS

New lease terms will be available upon request. (Rents will be tailored around tenants fit out requirements).





VIEWING

Viewing strictly by prior appointment
with the joint sole agents:

**Lambert
Smith
Hampton**

01628 676 001

Dominic Faires
07967 375 962
dfaires@lsh.co.uk

Charlie Benn
07591 383 941
cbenn@lsh.co.uk

33 Margaret Street
London
W1G 0JD

savills.co.uk

020 7499 8644



Robert Pearson
07896 491 283
rpearson@savills.com

Stuart Chambers
07870 999 339
stuart.chambers@savills.com

Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are quoted as approximate. Financial Act 1989. Unless otherwise stated, all prices must satisfy themselves independently as the incidence of VAT in respect of any transaction. January 2020