

SETTING.

STANDARDS.

THE BOWER

AT FOUR ROUNDWOOD AVENUE — STOCKLEY PARK

SETTING.

STANDARDS.

THE BOWER

AT FOUR ROUNDWOOD AVENUE — STOCKLEY PARK



FIVE MINUTES FROM ONE OF THE WORLD'S BUSIEST AIRPORTS AND 20 MINUTES FROM LONDON'S WEST END, LIES A GREEN, INSPIRING AND SECURE BUSINESS SETTING WHERE INDUSTRY LEADERS AND INTERNATIONAL CORPORATIONS FIND THE SPACE TO THRIVE.



STRATEGIC SETTING	4
SCENE SETTING	7
JET SETTING	9

STRATEGIC

SETTING





STOCKLEY PARK'S POSITION IS A CONSIDERED BALANCE OF ACCESSIBILITY TO LONDON AND INTERNATIONAL BUSINESS TRAVEL. THIS OPTIMISED UK LOCATION CONTINUES TO ATTRACT BLUE-CHIP INSTITUTIONS AND INTERNATIONALLY RECOGNISED PIONEERS OF TECHNOLOGY AND SCIENCE.



HAYES & HARLINGTON – ELIZABETH LINE DUE 2019
10 MIN BUS RIDE FROM STOCKLEY PARK

THE BOWER

M4 MOTORWAY – JUNCTION 4
4 MIN DRIVE FROM STOCKLEY PARK

HEATHROW AIRPORT
5 MIN DRIVE FROM STOCKLEY PARK

M25 MOTORWAY – JUNCTION 15
5 MIN DRIVE FROM STOCKLEY PARK



OCCUPIERS

- Alexion Pharma UK
- Almirall
- Apple (UK) Ltd
- Aspect
- Canon
- Cargologicair
- Celgene
- Coats
- Fiserv

- Gilead Sciences Europe Ltd
- GlaxoSmithKline
- Grass Valley
- Hasbro
- Havi Global Solutions
- HIKVISION
- IBM UK
- IMG Productions
- Kuehne + Nagel
- Lucozade Ribena Suntory
- Marks and Spencer

- Mitsubishi Heavy Industries
Air-Conditioning Europe, Ltd
- MSC Cruise Management (UK) Limited
- Nobel Biocare
- Regus
- Rocket Software
- Samsonite
- Sharp Electronics (UK)
- Toshiba International
- Toshiba Europe Ltd
- World Vision International

WEST DRAYTON – ELIZABETH LINE DUE 2019
15 MIN BUS RIDE FROM STOCKLEY PARK

SCENE

SETTING





WITHIN THE GATES OF STOCKLEY PARK IT'S EASY TO FORGET THIS EXCELLENT CONNECTIVITY. THE LANDSCAPED, NATURAL SURROUNDINGS, LAKES AND WILDLIFE ALL CONTRIBUTE TO THE RELAXED ENVIRONMENT WHILE THE PARK'S LEISURE AMENITIES HELP ENERGISE AND INSPIRE.

AMENITIES INCLUDE

NUFFIELD WELLNESS CENTRE

COSTA COFFEE

WH SMITH

STOCKLEY PINES GOLF CLUB

FOOD MARKET

INDEPENDENT VENDORS

THE WHITE HORSE PUB

BIG NAME BEANS COFFEE

JET

SETTING





RAIL NETWORKS – WEST DRAYTON AND HAYES & HARLINGTON STATIONS BOTH SERVE LONDON PADDINGTON AND PROVIDE FAST LINKS TO THE REST OF THE NATIONAL RAIL NETWORK VIA READING STATION TO THE WEST. JOURNEY TIMES TO LONDON PADDINGTON ARE AROUND 25 MINUTES FROM WEST DRAYTON AND 21 MINUTES FROM HAYES & HARLINGTON.

Access to the Underground system (Central and District Lines) can be made at Ealing Broadway, an 8 minute train journey from Hayes & Harlington.

TIMES:

LONDON	21 MINS
HEATHROW	12 MINS
GATWICK	1HR 45 MINS

THE ELIZABETH LINE

Stockley Park will benefit from two Elizabeth Line stations within 1.5 miles; West Drayton to the West and Hayes and Harlington to the East. Hayes & Harlington will provide 10 Elizabeth Line services an hour at peak times, with 8 services at off peak times, providing access to Bond Street station in the heart of the West End in 20 minutes and Liverpool Street in 27 minutes. The full service is due to commence in 2019.

HEATHROW – STOCKLEY PARK IS IDEALLY LOCATED FOR ACCESS FROM HEATHROW AIRPORT. TERMINALS 1, 2, 3 AND 5 ARE LESS THAN 10 MINUTES AWAY BY CAR, WHILST TERMINAL 4 CAN BE ACCESSED WITHIN 15 MINUTES.





ROAD NETWORK – THE PARK IS EXTREMELY WELL CONNECTED.
 J4 OF THE M4 IS LOCATED JUST 1.5 MILES SOUTH OF THE PARK PROVIDING FAST ACCESS TO LONDON TO THE EAST AND THE M25 LESS THAN 3 MILES FROM THE PARK, TO THE WEST. THE M40 IS 5.5 MILES TO THE NORTH OF THE PARK.

DISTANCES:

CENTRAL LONDON	22 MILES
HEATHROW	3.5 MILES
GATWICK	42 MILES

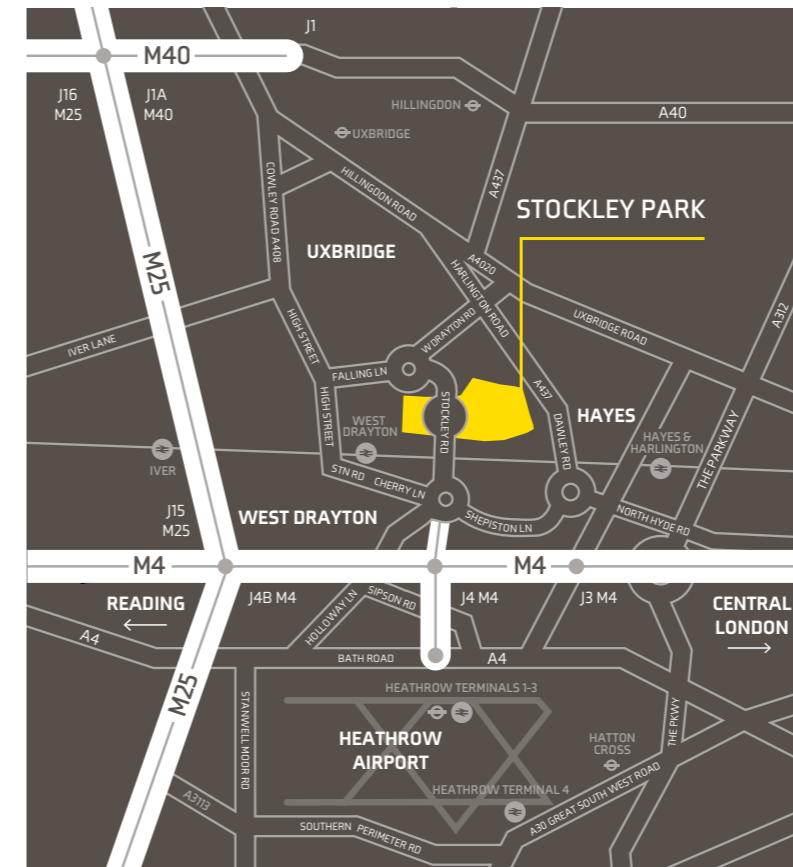
The A10 bus service links the Park with Heathrow Airport and Uxbridge. It operates every 15 minutes during peak times.

The 350 bus serves the Park and runs between West Drayton and Hayes & Harlington station (every 15 minutes) with a dedicated 'bus only' entrance at the rear of the business park cutting journey times to only 6 minutes to Hayes Station.

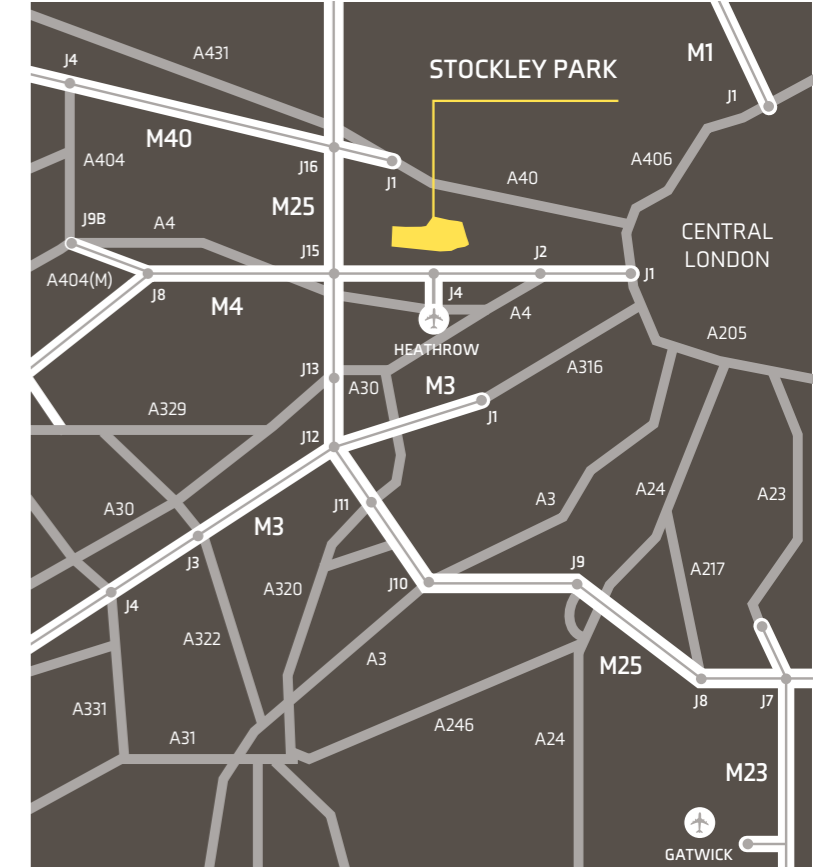
The Park benefits from several regular bus services, linking the Park directly with Heathrow airport, Uxbridge town centre (providing access to the Underground Network) and to West Drayton and Hayes & Harlington stations, providing access to the National Rail network.

The U5 bus serves the Park and runs every 15 minutes during the day and 30 minutes during the evening, linking Hayes & Harlington, West Drayton and Uxbridge Stations

SAT NAV: UB11 1AF



Not to scale – for identification purposes only







SETTING.

STANDARDS.

THE BOWER

AT FOUR ROUNDWOOD AVENUE — STOCKLEY PARK



THE BOWER AT FOUR ROUNDWOOD AVENUE
DELIVERS A NEW STANDARD OF OFFICE
TO STOCKLEYPARK AND BEYOND.
A WORLD-CLASS GLOBAL HEADQUARTERS
OF UNCOMPROMISED DESIGN AND
BUILD QUALITY.

DESIGN STANDARDS	16
OCCUPATIONAL STANDARDS	19
SPECIFICATION STANDARDS	23



DESIGN

STANDARDS



A DIFFERENT APPROACH – THE LEVEL OF DESIGN CONSIDERATION IS EVIDENT UPON FIRST STEPPING ONTO THE BOULEVARD. PLANTING, PAVING AND LIGHTING ALL CONTRIBUTE TO A DISTINCT SENSE OF ARRIVAL – YET THIS IS SIMPLY THE BEGINNING.



- 151,074 SQ FT HEADQUARTERS BUILDING
- 6,363 SQ FT FULL HEIGHT ATRIUM AND RECEPTION
- 'EXCELLENT' BREEAM RATING
- EPC A-21
- DESIGNED TO AN OCCUPATIONAL DENSITY OF 1:8 SQ M
- METAL PLANK SUSPENDED CEILING AND LED LIGHTING
- HEATING AND COOLING THROUGH VRF SYSTEM LOCATED WITHIN THE CEILING VOID
- FULLY ACCESSIBLE RAISED FLOORS
- CLEAR 2.7M FLOOR TO CEILING HEIGHT
- MALE, FEMALE & DISABLED WCS ON ALL FLOORS
- 412 CAR PARKING SPACES (1:334 SQ FT NET)
- 120 CYCLE RACKS AND 24 SHOWERS



THE IMPACT OF THE COMMANDING APPROACH CONTINUES AS THE BOWER'S DYNAMIC METAL ROOF FORM FILTERS SUNLIGHT THROUGH THE GROUND LEVEL 'STREET' AREA AND CASTS NATURAL LIGHT INTO THE STUNNING FULL HEIGHT ATRIUM AND RECEPTION.





OCCUPATIONAL

STANDARDS

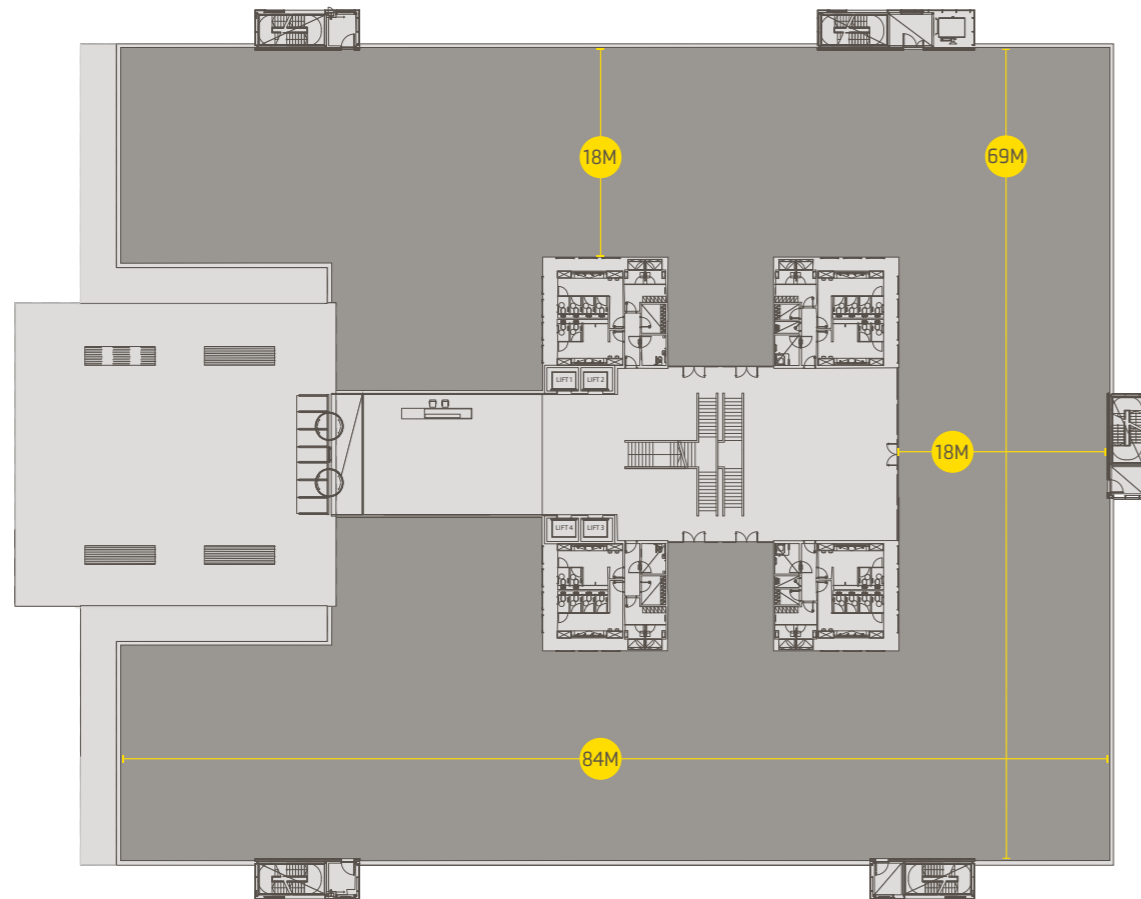


STANDARDS CONTINUE TO BREAK CONVENTIONS
ON THE OFFICE FLOORS WITH THE BOWER'S COLOSSAL FLOOR PLATES
BEING SOME OF THE LARGEST IN THE ENTIRE THAMES VALLEY.

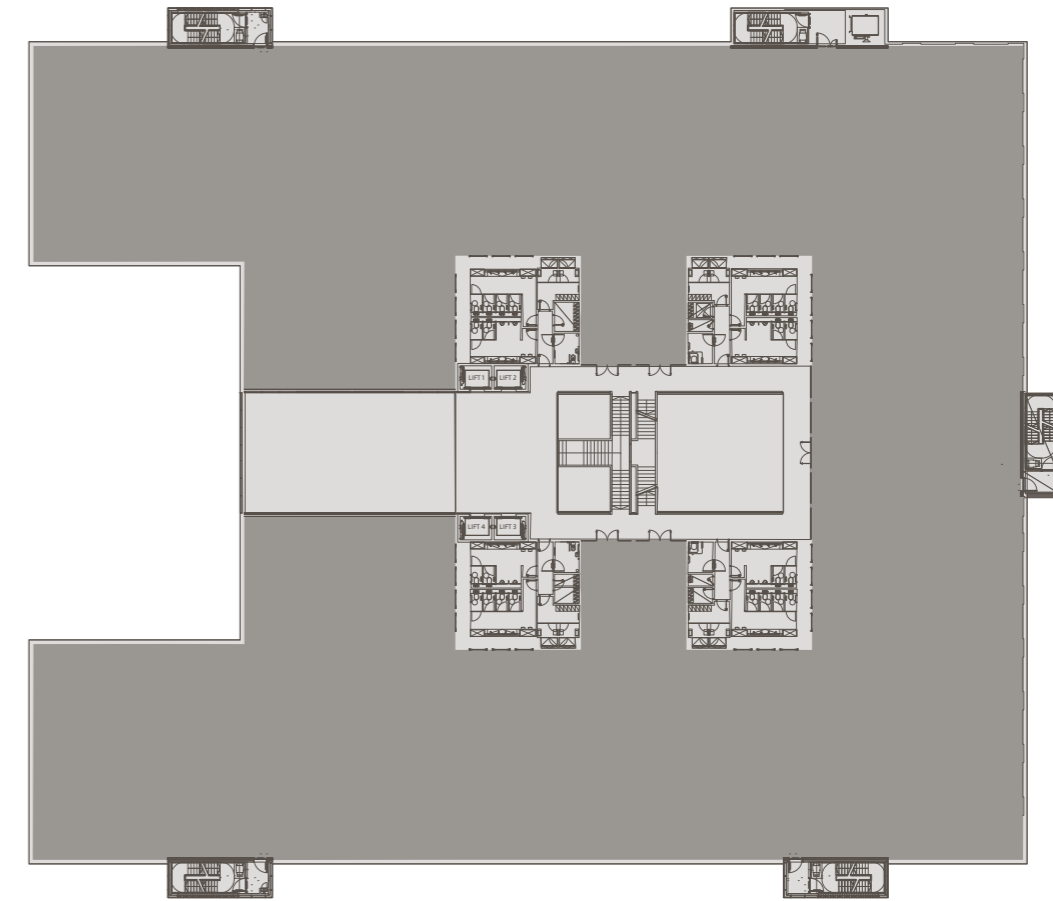
GROUND FLOOR	4,257.2 SQ M	45,824 SQ FT
FIRST FLOOR	4,504.5 SQ M	48,486 SQ FT
SECOND FLOOR	4,682.4 SQ M	50,401 SQ FT
RECEPTION	5,91.1 SQ M	6,363 SQ FT
TOTAL OFFICE AREA	14,035.2 SQ M	151,074 SQ FT

IPMS3

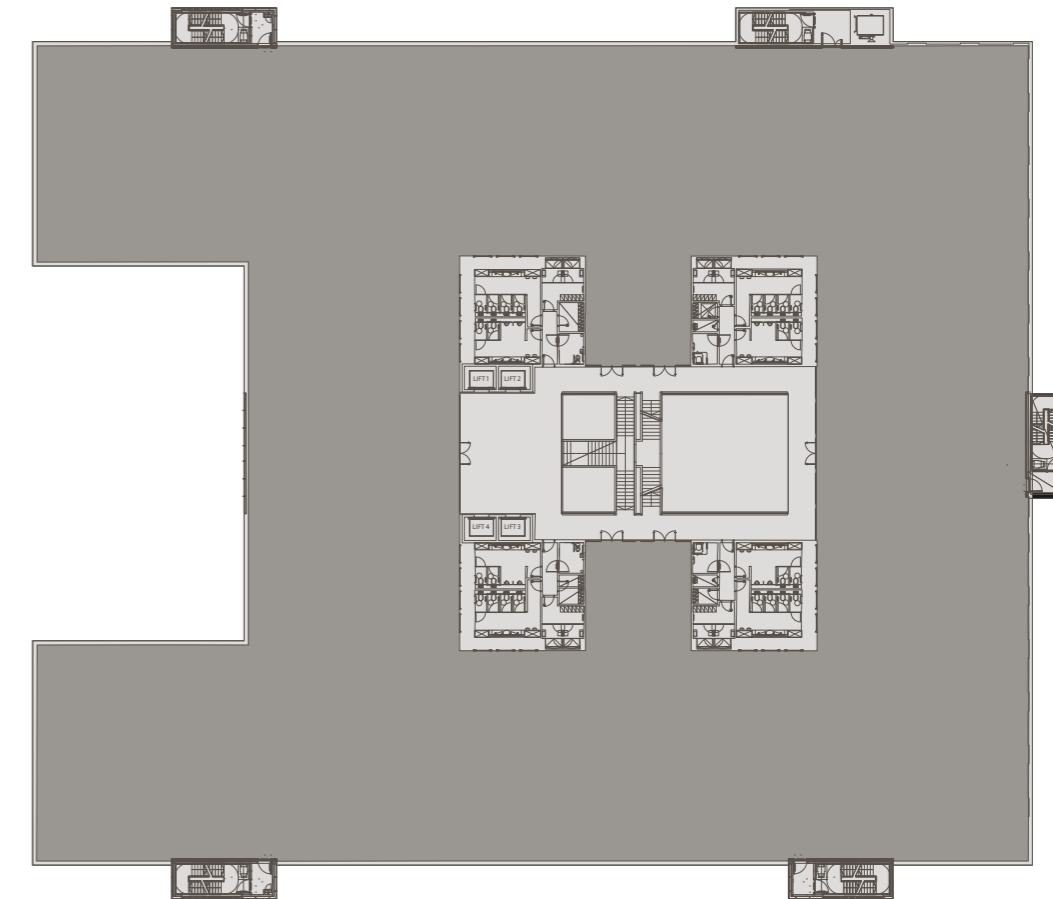
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CAR AND CYCLE PARKING

The Bower has 412 car parking spaces (1:366 sq ft Ipms3) with 15 active and 15 passive electric car charging points. Cyclists benefit from 120 spaces.

Plans not to scale. Areas are approximate. For identification purposes only.



THESE EXPANSIVE FLOOR PLATES GIVE RISE TO A MULTITUDE OF WORKSPACE OPTIONS. WITH A LARGEST OF 50,401 SQ FT NET, THEY HAVE BEEN CAREFULLY DESIGNED WITH A 1.5M PLANNING GRID TO BE FLEXIBLE AND EASILY DIVISIBLE BY UP TO FOUR SEPARATE SUITES PER FLOOR.

GROUND FLOOR OFFICE LAYOUT

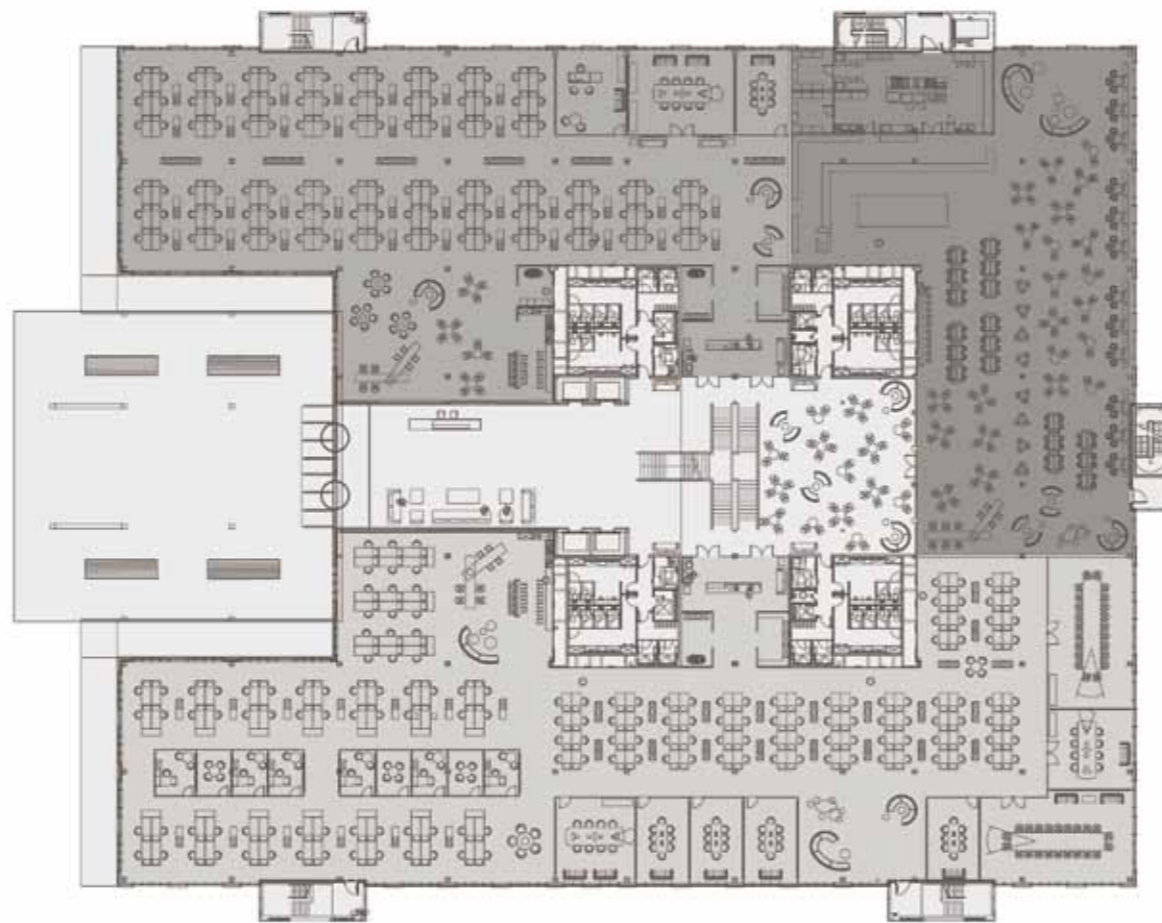
OFFICE SPACE
OCCUPANCY: 1.10 per m²

- 114 Desks
- 1 Office
- 1 Meeting room (approx 8 people)
- 1 Conference Room (approx 10 people)
- 1 Kitchen
- 1 Break out Area (approx 40 people)

OFFICE SPACE
OCCUPANCY: 1.12 per m²

- 162 Desks
- 6 Offices
- 3x Meeting Area (each approx 4 people)
- 6x Meeting Room (each approx 8 people)
- 2x Conference Room (each approx 20 people)
- 1 Kitchen
- 2x Break out Areas (each approx 15 people)
- 1 Print Room
- 1 Storage Room

RESTAURANT



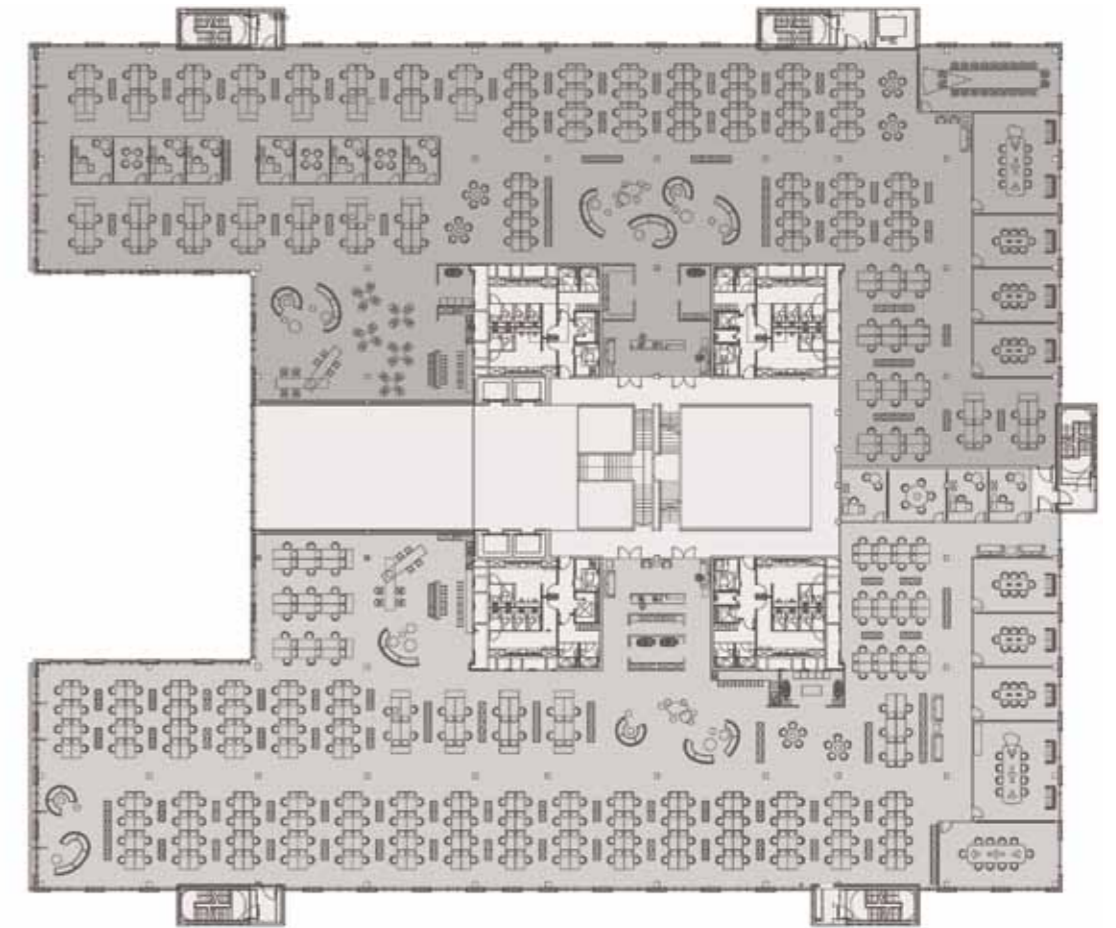
FIRST FLOOR CORPORATE LAYOUT

CORPORATE OPTION A
OCCUPANCY 1.12 per m²

- 180 Desks
- 6 Offices
- 4x Meeting Areas (each approx 5 people)
- 6x Meeting Room (each approx 8 people)
- Conference Room 1 - approx 20 people
- Conference Room 2 - approx 10 people
- 1 Kitchen
- 2x Break out Areas (each approx 30 people)
- 1 Print Room
- 1 Storage Room

CORPORATE OPTION B
OCCUPANCY 1.10 per m²

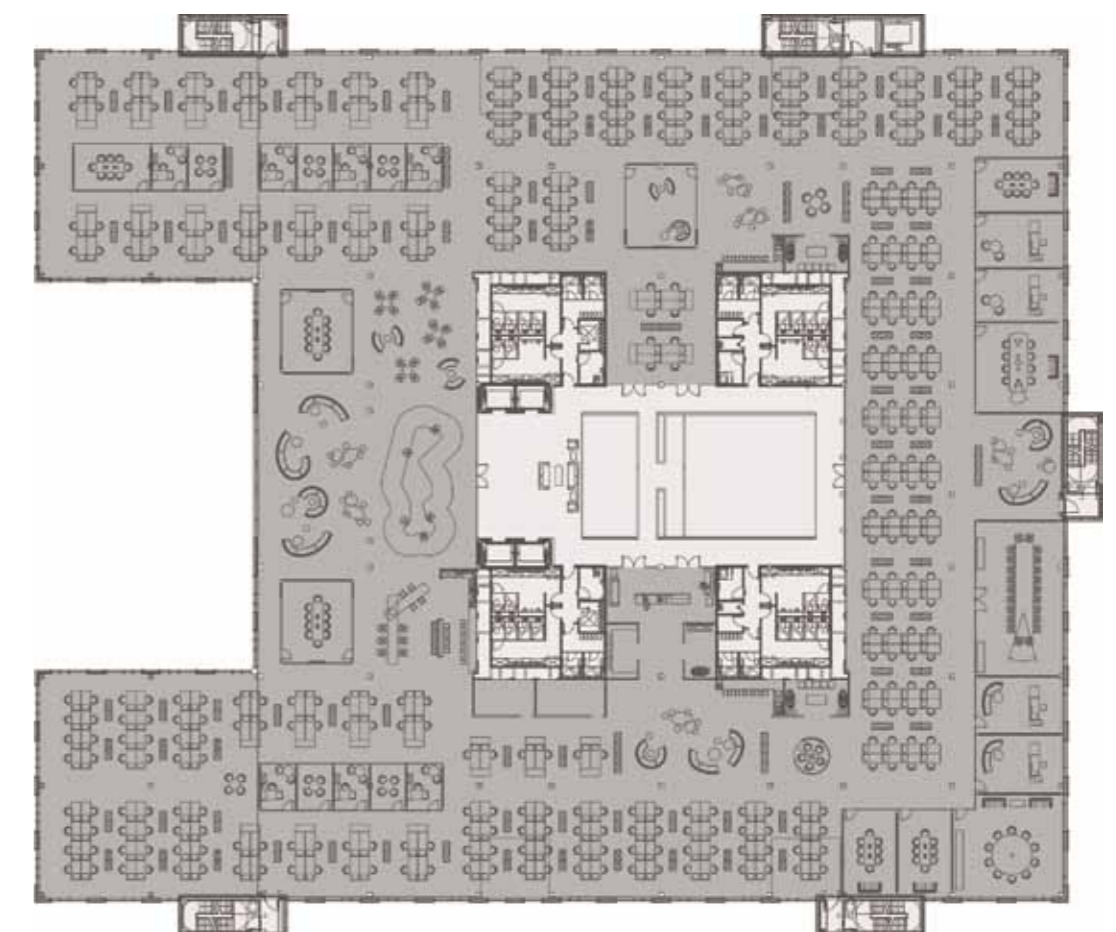
- 232 Desks
- 3 Offices
- 4x Meeting Room (each approx 8 people)
- 2x Conference Room (each approx 10 people)
- 1 Kitchen
- 1 Tea Point
- 3x Break out Areas (each approx 10-15 people)
- 1 Print Room
- 1 Storage Room



SECOND FLOOR MEDIA LAYOUT

OCCUPANCY: 1.10 per m²

- 390 Desks
- 11 Offices
- 3x Meeting Room (each approx 8 people)
- 4x Meeting Room (each approx 4 people)
- 2x Conference Pod (each approx 10 people)
- 3x Conference Room
- 1 Collaboration Space (approx 40 people)
- 1 Thinking/Silent Room (approx 10 people)
- 1 Kitchen
- 2x Tea Point
- 2x Break out Areas (each approx people)
- 2 Print Room
- 2 Storage Room
- 1 Communications Room





SPECIFICATION

STANDARDS



HIGH SPECIFICATION STANDARDS ARE ECHOED
IN EVERY LAST DETAIL OF THE BOWER,
YET A DESIGN CAPACITY OF 1:8 SQ M OCCUPANCY RATIO
OFFERS HIGH QUALITY WITH A LOW RUNNING COSTS
FOR THE LIFECYCLE OF THE BUILDING.



ACCOMMODATION

Occupancy Density

One person per 8 m² of net lettable office area for design of building services & for toilet accommodation 1 per 10 m² on a 60:60 ratio.

Dimensions

All floors have a ceiling height of 2700mm minimum above FFL. Structural and services zone includes air conditioning and lighting zones.

Sectional Occupation Requirements

Building designed for fully independent occupation on a floor-by-floor basis with the capacity for further tenant sub division per floor. The central heating ventilation and air conditioning plant shall serve all of the office areas. The VRF units on the office floors are capable of being independently controlled via an automatic control system.

Planning Grid

The project has been planned and designed on the basis of a quality office development, on a 1500mm module.

Raised Floor

Allowance has been made on all floors for a 150mm floor zone (overall raised access floor) for the distribution of power, voice and data cabling and other tenant services.

Floor Loadings

Imposed loads

- New plantroom roof 1.5kN/m²
- New plantroom floor 5.0kN/m²
- New roof to offices 1.5kN/m²
- Office floors, toilet areas and new ground floor 3.0kN/m²
- The Street and atrium ground floor 5.0kN/m²

Raised floors, building service suspended ceiling Loading

- 0.85 KN/m² in addition to the above loadings.

Fire Standards

In line with Building Regulations.

BREEAM Rating

BREEAM rating of 'Excellent'.

EPC Rating

EPC rating 'A'.

BUILDING ENCLOSURE

Photo Voltaic Panels

Located at roof level.

Insulation Value

'U' values are equal to or better than Part L and BREEAM compliance and as required to meet design criteria.

Glazing Types

Double-glazed sealed glass. Thickness and lamination developed in conjunction with noise survey information and detailed services strategy for Part L, including glazing G value.

INTERNAL DOORS

Door Frame Types

Solid hardwood – Crown cut European walnut.

Door Types

Solid core veneered doors – Crown cut European walnut.

Glazed Panels

Doors to cores and staircases have full height glazed vision panels in 7mm 'Pyrobelite' glass.

Architraves

No architraves. 15mm shadow margins around frames.

Ironmongery Including Locking Facility

Satin stainless steel ironmongery. Scope of lock suiting to be agreed.

STAIRCASES

Staircases

Feature Stair: steel with timber lining and glass panel staircase within central 'street'.
Secondary/escape cores: Galvanized steel stairs.

Wall and Skirting Finishes

Painted plaster wall construction externally, walnut paneling to interior sides and treads.

Ceiling and Soffit Finishes

Painted steel panels suspended under soffits.

Floor Finishes

External stairs 1-5: Galvanized steel durbar with visual contrasting nosings.
Feature Stair 6: European walnut inlay.

Wall Rails

Galvanized steel handrails and brackets to escape stairs.

Balustrading

Galvanized steel handrail for all external escape stairs. Refer Architects drawings for feature staircase specialist requirements.

LIFTS

LIFTS SIZE AND SPEED

Passenger lifts

Four 17 person passenger lifts, serving reception up to 2nd floor with 2 car group collective controls operating at 1.0 m/s.

1 no Lift (Lift no.1)

To serve 3rd floor roof plant level.

Goods lift

Goods lift located in stair core 2 serving ground, first and second floor. 2000kg capacity operating at 1.0m/s.

INTERNAL FINISHES

Main Passenger Lift

Illuminated ceiling. Stainless steel trims/rails and opaque/back painted glass panels/mirror. Porcelain tile by Domus to match main reception and street flooring finish in passenger lifts.

Call System and Control

Computerised control with floor read out at ground floor level and up and down arrows on other floors.

Emergency Lighting

Automatic system within the lift cars.

OFFICE AREAS

Wall and Skirting Finishes

Dry lined plaster and emulsion with recessed square-edged MDF skirtings. 100mm+ 10mm shadow gap

Ceiling Finishes

SAS 330 metal 'plank' ceilings with ultra micro perforated lift out tiles on white metal T support system with plaster board margins to external walls and around cores.

Ceiling Heights

2.7m minimum in offices.

Raised Floor

150mm overall raised floor system PSA MOB medium grade to provide a nominal zone of approx. 100mm average clear void using 600 x 600 mm fully encapsulated panels on an adjustable steel pedestal system.

AIR CONDITIONING – TO OFFICE AREAS

System Type

Comfort cooled and heated by variable refrigerant flow (VRF) system units. Supply air to perimeter zones by perimeter linear slot diffusers and central zones by rectangular plank diffusers. Return air to be returned to the ceiling plenums via rectangular diffusers and non-active linear slots.

Cooling Plant

Outdoor units serving VRF fan coil units located in roof-top compounds.

Control Module

For offices areas perimeter zones maximum module size is generally on a 6 x 4.5 metre module. Internal zones maximum module size to suit loads and equipment selections but generally maximum 70m²

DESIGN TEMPERATURES:

External

Summer 30°Cdb, 20°Cwb. Winter: -3°Cdb saturated.

Internal Design Temperatures for Office Areas

Winter 21°C ± 2°C Summer 23°C ± 2°C.
No humidity control.

Cooling Loads (Office Area)

Lighting: 10 W/m² of lettable area.
Equipment 25 W/m² of lettable area.
Occupancy: One person per 8m² lettable floor area.

Outside Air Maximum Supply Ventilation Rate

12 l/s per person based on 1 person/8m² of lettable floor area.

Noise Level (Office Area)

NR38 at 1500mm above FFL.

Controls

A fully automatic control system is provided to control the central plant and the office VRF units.

HEATING

Heating Plant

Central boiler plant serving office fresh air supply ventilation and heating to ancillary areas and DHW.

Design Temperatures

External - 3°C db saturated.

Reception and Lift Lobbies 20°C minimum.

Toilets / Landlord Areas 20°C minimum.

Stairs N/A.

ELECTRICAL SYSTEM

Design Loads

25W/m² on floor and 35W/m² for risers and main switchgear.

Power Circuit Locations

Risers terminating at each floor level in distribution boards serving lighting, ceiling void VRF units and future Tenant power installations.

Wiring and Flexibility

Core areas fully wired and re-wireable. Small power wiring and outlet boxes to office floors to be CAT B fitout.

Telecom and Power Outlets

General cleaning points are flush mounted and installed to the cores only. Telephone facilities are provided for the lifts along with six telephone lines to the reception desk.

Distribution Board Locations

In electrical risers at each floor level and plant rooms.

Earthing Requirements

To BS 7671.

Fire Alarm and Fire Protection System

Fully automatic analogue addressable L2 system to BS5839.

Security Systems

Access control and intercom to serve reception sliding doors. Wireways to be provided for access control systems in the office. External building and car park CCTV installation.

Generators

The building is provided with 2 No. 1500 kVA rated standby generators that are capable of providing backup to the entire landlord and tenant's load in the building.

LIGHTING

Lighting Levels to All Areas

Lighting has high frequency DALI control gear with LED lamp sources in office areas, toilets and atrium. Lighting control system with occupancy movement sensors in office and toilets plus automatic daylight dimming in perimeter office areas. Lighting to office areas to be 400 lux maintained average in open plan. Lighting to core areas to be 150 to 200 lux maintained dependent on location to suit design development.

Type of Light Fittings

Office lighting uses recessed flush mounted luminaires that meet the design intent of CIBSE LG7. Fittings in core areas to be a mix of ceiling down-light and slot-light fittings and stair areas to be wall and handrail mounted fittings.

Special Lighting

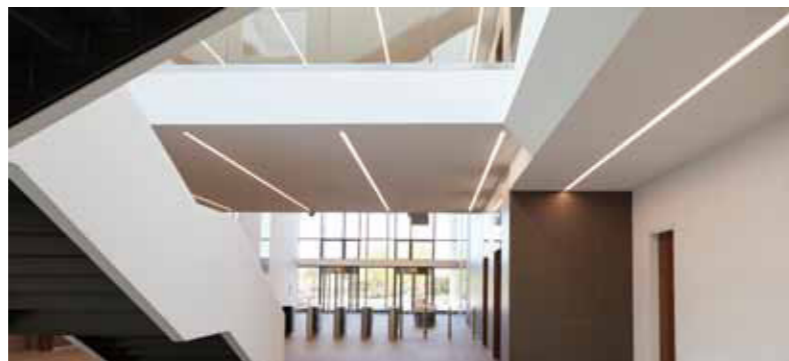
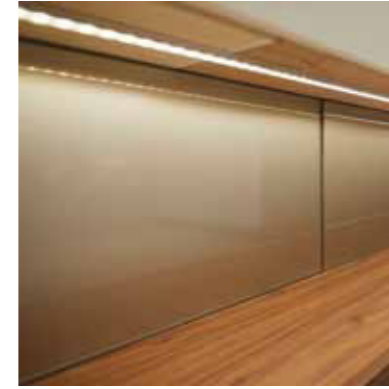
Specialist fittings in main entrance area. Feature lighting to external areas in bollards and uplighters.

Emergency Lighting

Local packs feed light fittings in office and core areas to provide emergency lighting to the Local Authority's standard and BS 5266.

External Lighting

Car park and external building lighting provided to a coordinated scheme. Provision made for lighting to avenue and upgrading lighting controls across the site.



THE BOWER REPRESENTS A NEW DAWN FOR STOCKLEY PARK AND A UNIQUE OPPORTUNITY FOR A 21ST CENTURY BUSINESS.

Further information on The Bower and Stockley Park is available on our website or by contacting our joint agents.

JOHNNY BRAY
020 3328 9098
Johnny.Bray@dtre.eu
www.dtre.eu

THEBOWERBUILDING.COM

 @bowerbuilding

 @thebowerbuilding

SAT NAV: UB11 1AF

LUKE HACKING
020 7182 2169
luke.hacking@cbre.com
www.cbre.com

SEAN CLEAVER
020 7152 5371
sean.cleaver@eur.cushmanwake.com
www.cushmanwakefield.co.uk

A DEVELOPMENT BY

Exton Estates

FUNDED BY



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by DTRE or Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. JUNE 2018

THE BOWER

AT FOUR ROUNDWOOD AVENUE — STOCKLEY PARK