

CONTACT+DISCOVER

CALL
0118 932 7502

OR VISIT
uxbridgebusinesspark.com

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UXBRIDGE BUSINESS PARK

TWO NEW EXCEPTIONAL OFFICE BUILDINGS OF
77,520 AND **27,329** SQ FT

CONTEMPORARY UNIQUE

TWO EXCEPTIONAL, NEWLY CONSTRUCTED OFFICES.

BUILDING 5: 27,329 SQ FT



BUILDING 4: 77,520 SQ FT



GREEN SPACE + OPPORTUNITY

LUXBRIDGE BUSINESS PARK IS A **TRANQUIL PARK ENVIRONMENT** ADJACENT TO OPEN PARK LAND. ACCESSIBLE AND SURROUNDED BY TREES AND FIELDS, THIS IS A HIGH QUALITY PARK THAT WILL INSPIRE YOUR TEAM AND IMPRESS YOUR CLIENTS.



CONNECTED+ URBAN

AN **UNRIVALLED LOCATION**, WITH UXBRIDGE UNDERGROUND STATION JUST OVER HALF A MILE AWAY OFFERING THE CHOICE OF BOTH PICCADILLY AND METROPOLITAN LINES.

Uxbridge town centre is close by too, with our dedicated shuttle bus service running at 10 to 15 minute intervals during peak times – morning, lunch and evening. And for those paying a flying visit, Heathrow is just 7 miles away.



YOUR BUSINESS+ IN GOOD COMPANY

UXBRIDGE BUSINESS PARK IS ALREADY OCCUPIED BY MAJOR BLUE CHIP ORGANISATIONS; AMGEN, MONDELEZ AND BRISTOL-MYERS SQUIBB.

AMGEN

Amgen discovers, develops, manufactures and delivers innovative human therapeutics. A leader in biotechnology since 1980, Amgen was one of the first companies to realise the new science's promise by bringing safe, effective medicines from lab, to manufacturing plant, to patient.

**Mondelēz
International**

The world's second largest confectionary brand, Cadbury was founded back in 1800. Since the launch of Cadbury's Dairy Milk in 1905, it has been the UK's favourite chocolate brand. In 2011 Kraft acquired Cadbury and in 2013 the group rebranded to Mondelēz. When the company decided to move from their central London offices, Goodman delivered a bespoke, £14m, full fit-out solution, which now accommodates 400 employees.

Bristol-Myers Squibb

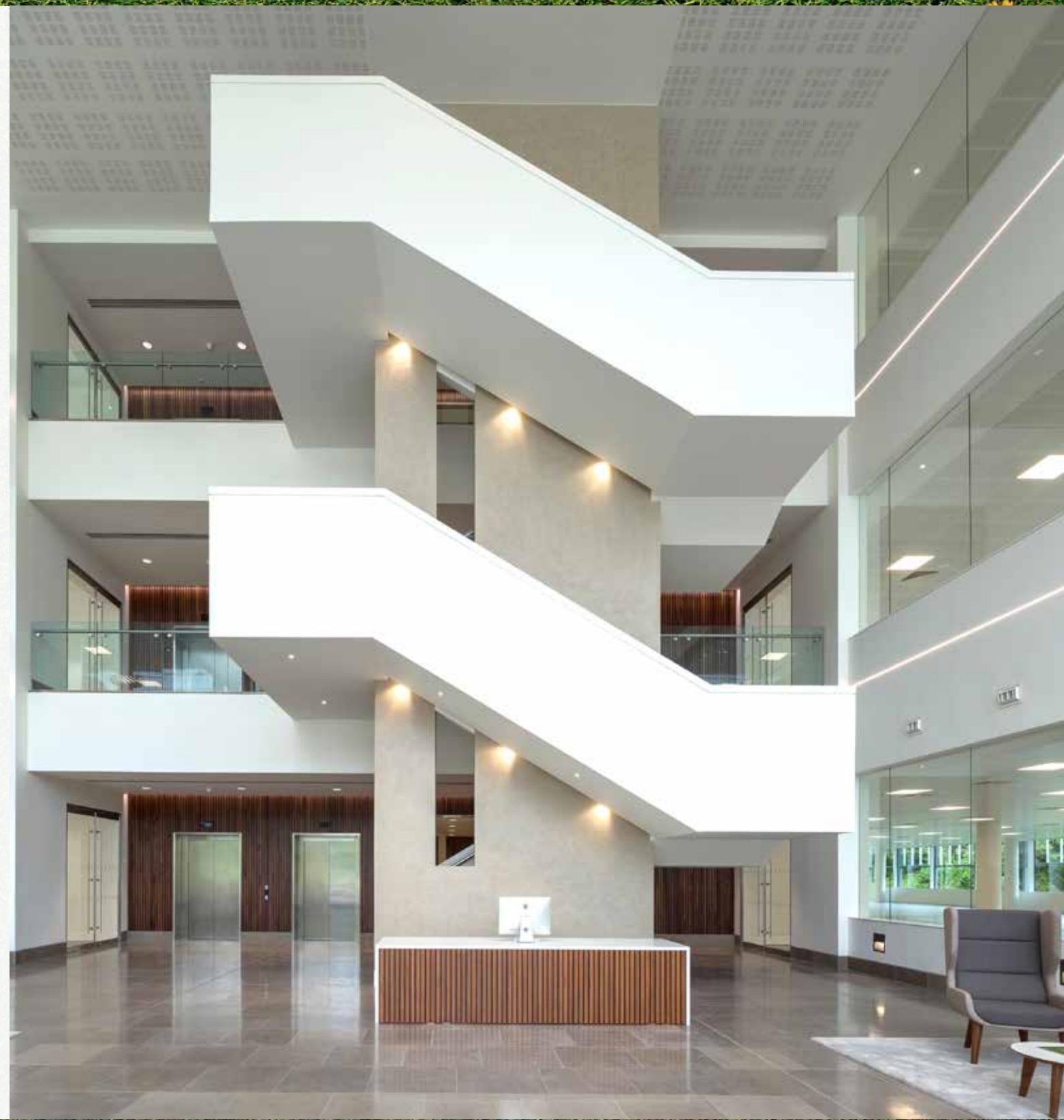
Bristol-Myers Squibb is a global BioPharma company focused on its mission to discover, develop and deliver innovative medicines that help patients prevail over serious diseases. Requiring an impressive new HQ building close to their existing West London home, they chose Uxbridge Business Park, with Goodman overseeing a £16m development, including design, construction and fit-out.

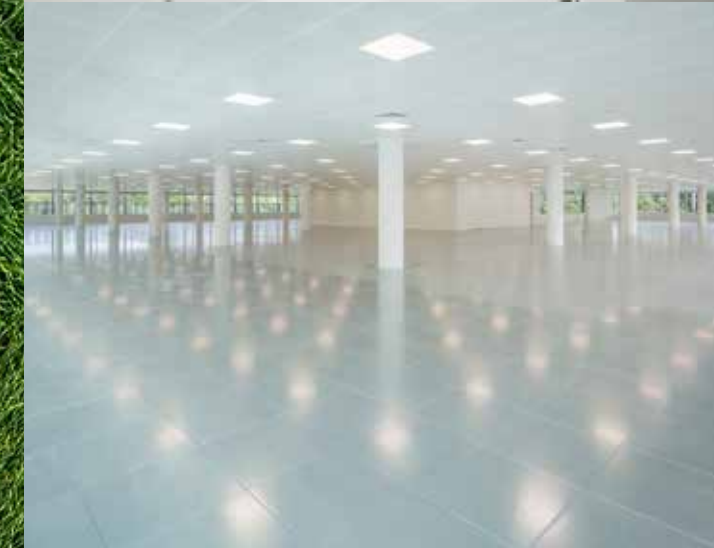


BUILDING 4

77,520 SQ FT

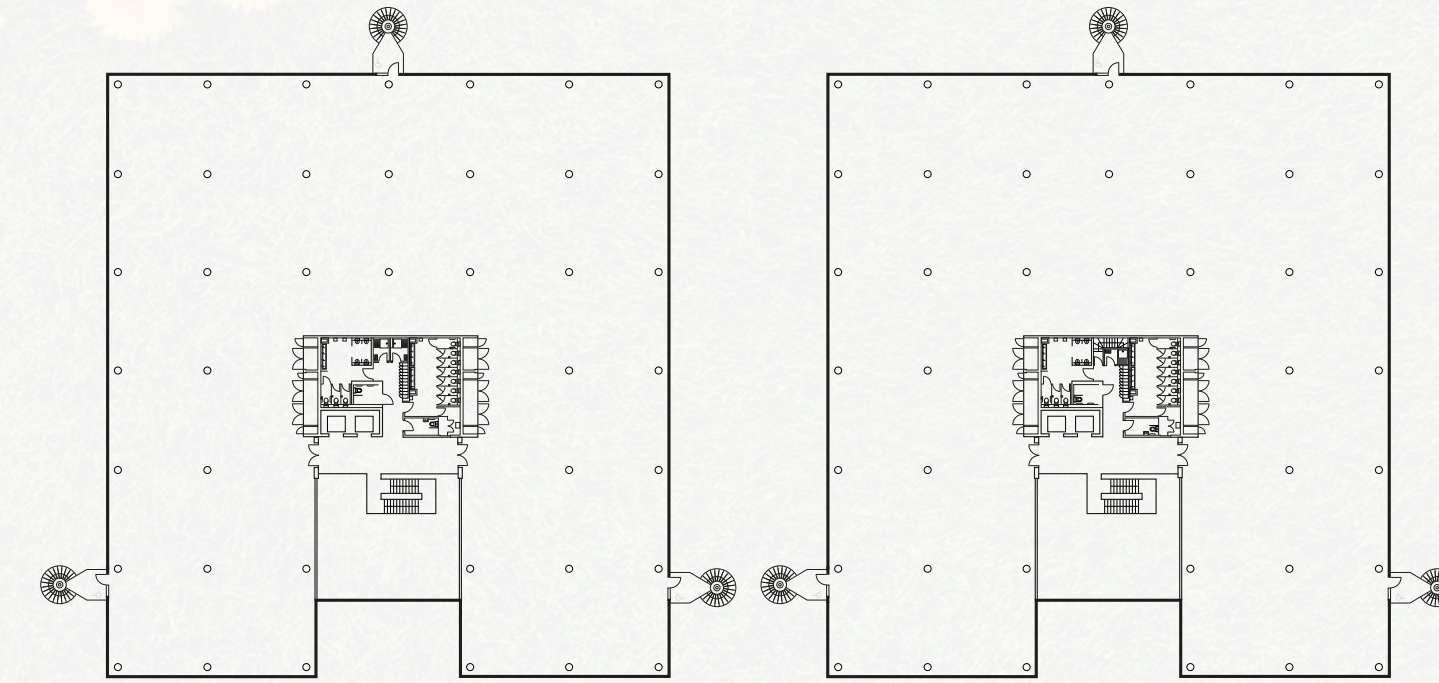
An impressive, self-contained, HQ-style building set over three levels. Spacious and contemporary – with 77,520 sq ft designed to make a stunning impression. A triple height reception creates a real statement, whilst nearly 200 car parking spaces ensure that employees and guests travelling by car are well catered for.





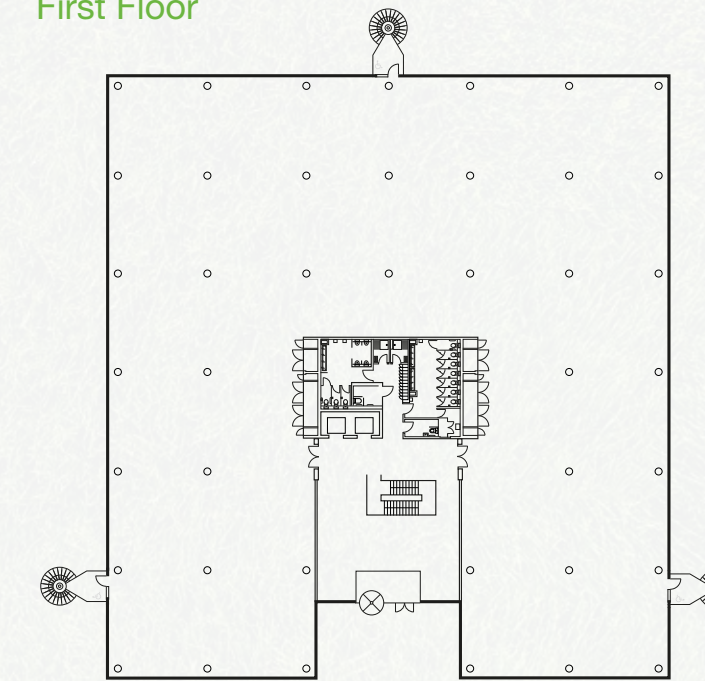
BUILDING 4

- + Triple height reception
- + Two 13 person passenger lifts
- + Four pipe fan coil comfort cooling system with high efficiency chillers
- + LED lighting
- + Presence/absence detection and perimeter daylight dimming controls
- + 600 x 600mm metal ceiling tiles
- + Raised access floors with 150mm clear void
- + High performance glazing with soft solar coating
- + Externally fixed brise soleil
- + BREEAM 2011 rating of 'Very Good'
- + EPC rating B
- + 8 showers
- + Locker facilities
- + 198 car parking spaces (1:389 sq ft net)



First Floor

Second Floor



Ground Floor

Floor	Sq ft	Sq m
Second Floor	25,177	2,339
First Floor	25,177	2,339
Ground Floor	25,217	2,342
Reception	1,949	181
Total	77,520	7,201

*Approximate net internal areas

BUILDING 5

27,329 SQ FT

A striking combination of high performance construction and efficient design, with 27,329 sq ft of outstanding, well-proportioned space featuring an impressive, double height reception, LED lighting, high performance glazing and 75 car parking spaces.



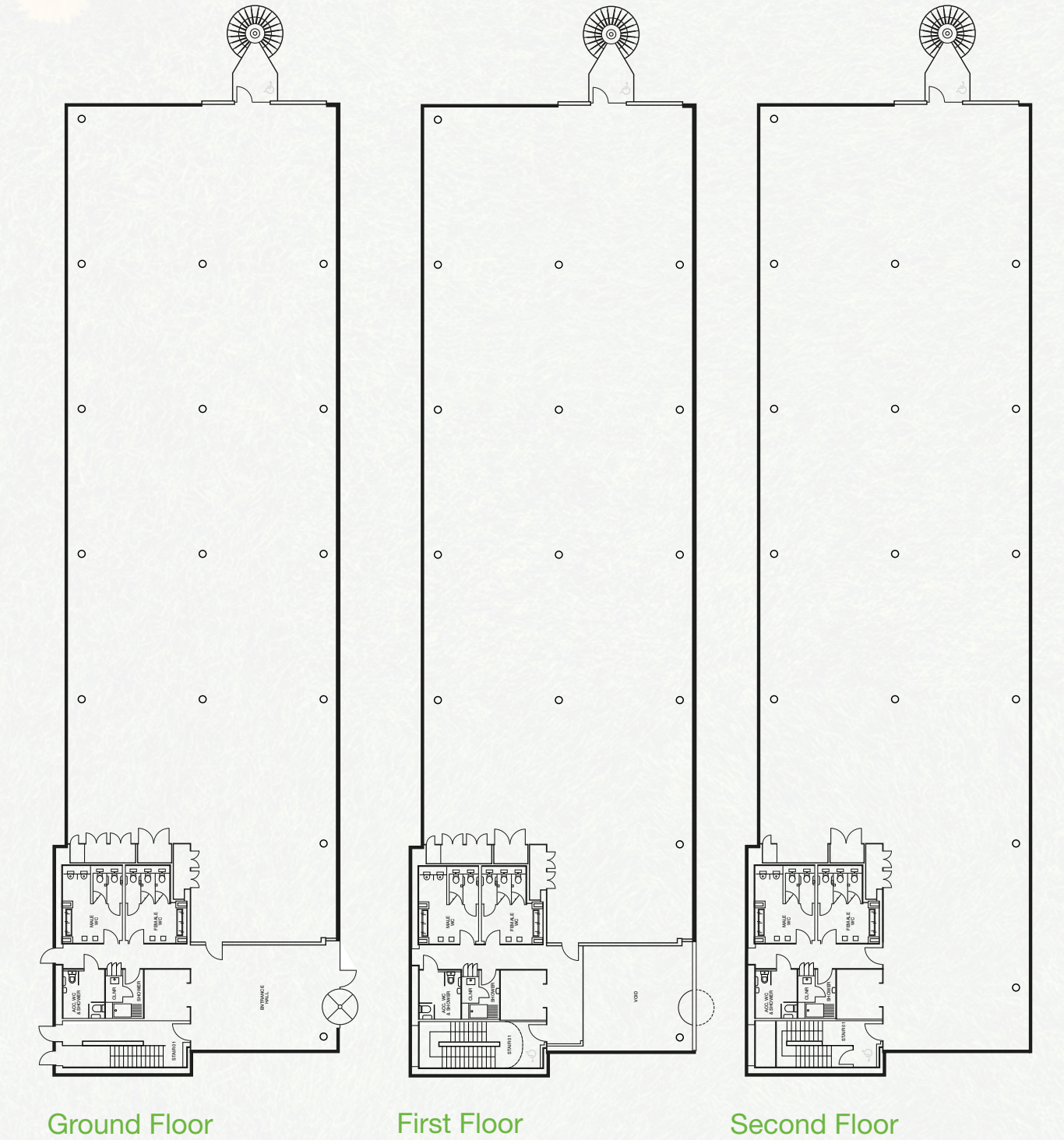


BUILDING 5

- + Double height reception
- + 13 person passenger lift
- + Variable Refrigerant Flow comfort cooling system
- + LED lighting
- + Presence/absence detection and perimeter daylight dimming controls
- + 600 x 600mm metal ceiling tiles
- + Raised access floors with 120mm clear void
- + High performance glazing with soft solar coating
- + Externally fixed brise soleil
- + BREEAM 2011 rating of 'Very Good'
- + EPC rating A
- + 6 showers
- + 75 car parking spaces (1:364 sq ft net)

Floor	Sq ft	Sq m
Second Floor	9,344	868
First Floor	8,705	808
Ground Floor	8,665	805
Reception	615	57
Total	27,329	2,538

*Approximate net internal areas



LOCATION+ CONNECTIVITY

WHETHER TRAVELLING BY TRAIN,
PLANE, CAR, BUS OR TUBE, **TOTAL
CONNECTIVITY** PUTS YOUR
BUSINESS RIGHT AT THE HEART OF
EVERYWHERE YOU NEED TO BE.



7.0
MILES
FROM
HEATHROW

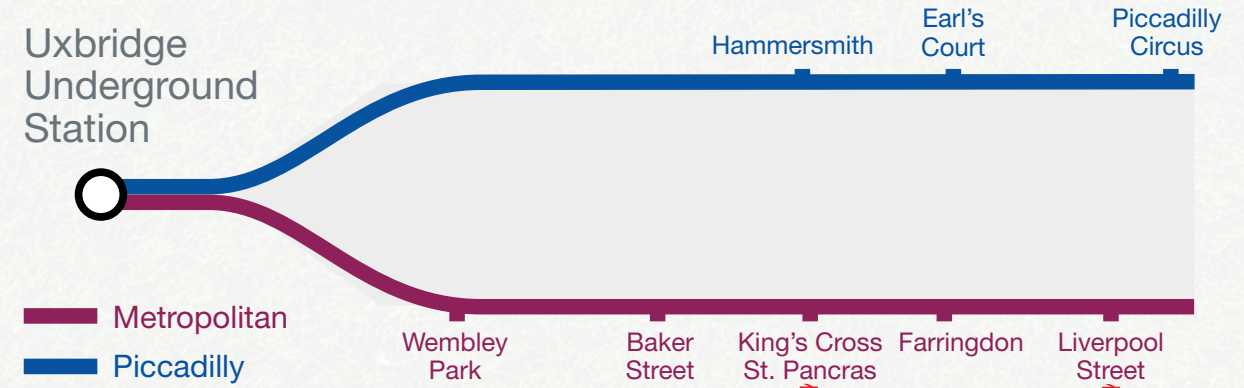
With 80 airlines flying to 185 destinations in 84 countries around the world, Heathrow puts your business right at the centre of the new global marketplace – and Uxbridge Business Park puts you right next to Heathrow.



3.0
MILES
TO THE MAINLINE
TRAINS

The nearby Denham train station provides direct access to London Marylebone taking approximately 25 minutes, whilst the station at West Drayton provides direct access into London Paddington together with access along the Elizabeth Line into Central London and on to East London and Canary Wharf.

Uxbridge
Underground
Station



Source: Transport for London



3.0
MILES
FROM THE
M25

Just 3 miles from the M25 and M40 motorways, Uxbridge Business Park puts you at the centre of the national motorway network – fast. Reading and Oxford can be reached in under an hour, whilst the A40 takes you straight into Central London in only 35 minutes.



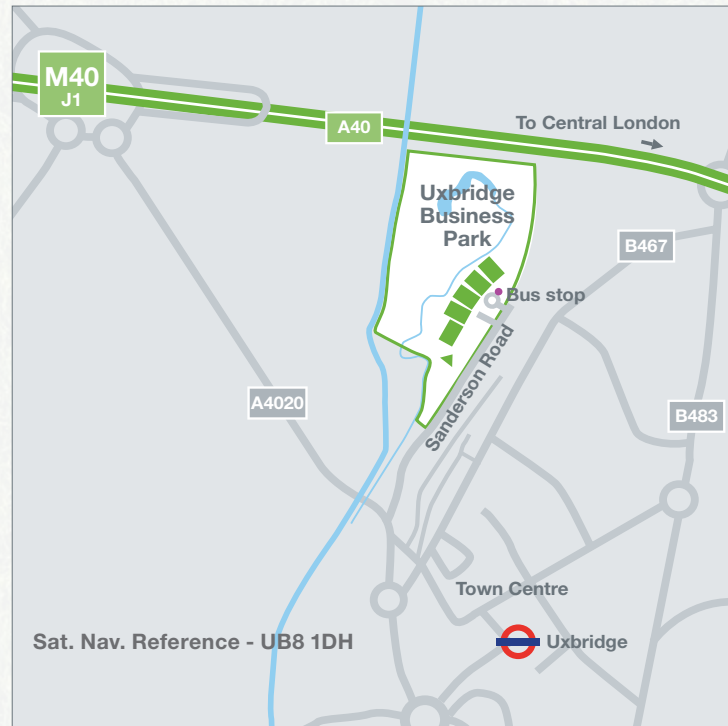
0.6
MILES
FROM THE
TUBE

One of the key benefits of moving your business to Uxbridge Business Park is its proximity to Uxbridge London Underground station – just over half a mile away. Uxbridge Tube is totally convenient, served by both the Metropolitan and Piccadilly Lines, with Central London accessible in only 38 minutes.



5
MINS
TO THE TOWN
CENTRE

If you're travelling to Uxbridge Underground station, a regular, dedicated bus service to the tube operates to and from the Park at 10-15 minute intervals.



OUT+ABOUT

FROM WINING AND DINING TO STAYING ACTIVE AND ENERGISED, UXBRIDGE HAS LOTS TO OFFER.



DEBENHAMS



OFFICE

PANDORA

MONSOON



CAFFÈ NERO

M&S
EST. 1884

TESCO



COSTA

PREZZO

wagamama

ASKITALIAN



HARRIS+HOOLE

the Sling and Lotica



truGym

active4less.com



MAKING THE DIFFERENCE+

WE GO THAT STEP FURTHER TO PROVIDE THOSE LITTLE EXTRAS FOR YOU...

- + Use our park shuttlebus for bespoke journeys
- + Use our park pitches for softball or football matches
- + Book our bike doctor to pay a visit
- + Use extra car parking on a temporary basis
- + Use our resident team to look after your work place
- + Book our deckchairs for a summer picnic

Just ask and our dedicated park team will do all they can to make your time at work as enjoyable as possible.



GLOBAL REPUTATION+ LOCAL KNOWLEDGE

No one delivers premium office space like Goodman. Operating in 16 countries and with 33 offices around the world, our global reach allows us to serve multi-national organisations across Europe, North America, Brazil and Asia Pacific.

In the UK, an unrivalled reputation for working with some of the biggest companies and corporations around means we understand the needs of the modern business better than anyone else. We exist for one purpose: to help our customers make the most of their property and achieve their key business goals.

