

GROUND AND  
FIRST FLOORS LET  
TO ServiceNow -  
ONLY SECOND FLOOR  
[30,432 SQ FT]  
AVAILABLE

strata

1.0

## Building

Strata: a unique 90,000 sq ft office headquarters, combining stunning modern design with high quality specification. Its impressive size and town centre location make this a rare opportunity to take your business to a new level.

Following the letting of the Ground and First Floors to cloud business ServiceNow, the remaining available accommodation is the Second Floor, comprising 30,432 sq ft NIA, which is provided with 67 car parking spaces.

### Design features:

90,000 sq ft

Large floorplates of 30,000 sq ft

196 car parking spaces

Stunning triple height reception area

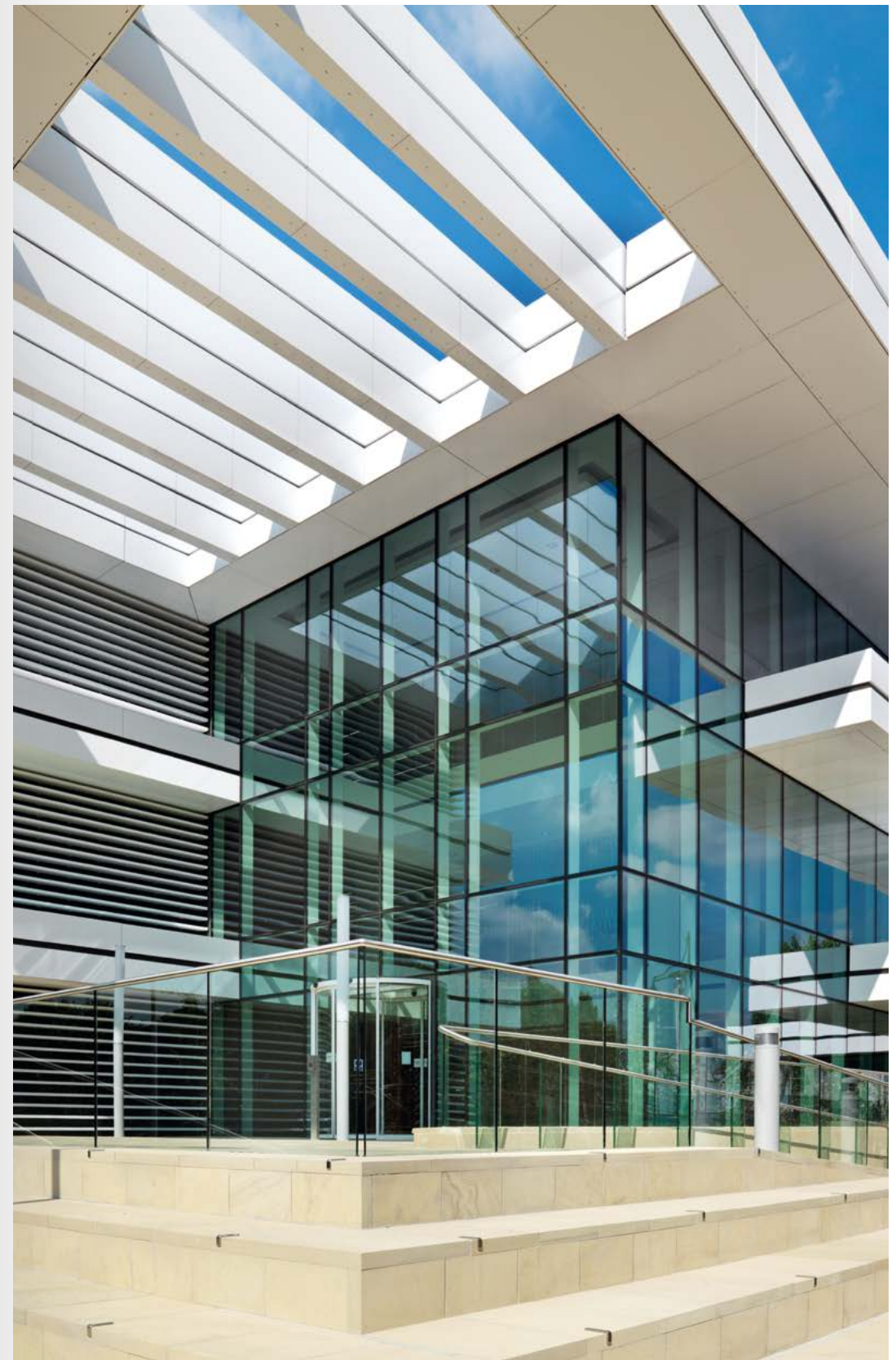
Extensive and mature private gardens

Large open terrace and central landscaped courtyard

Cycle parking spaces with lockers and showers

Male, female and disabled WC facilities

VRF air conditioning, raised floors and metal ceiling tiles

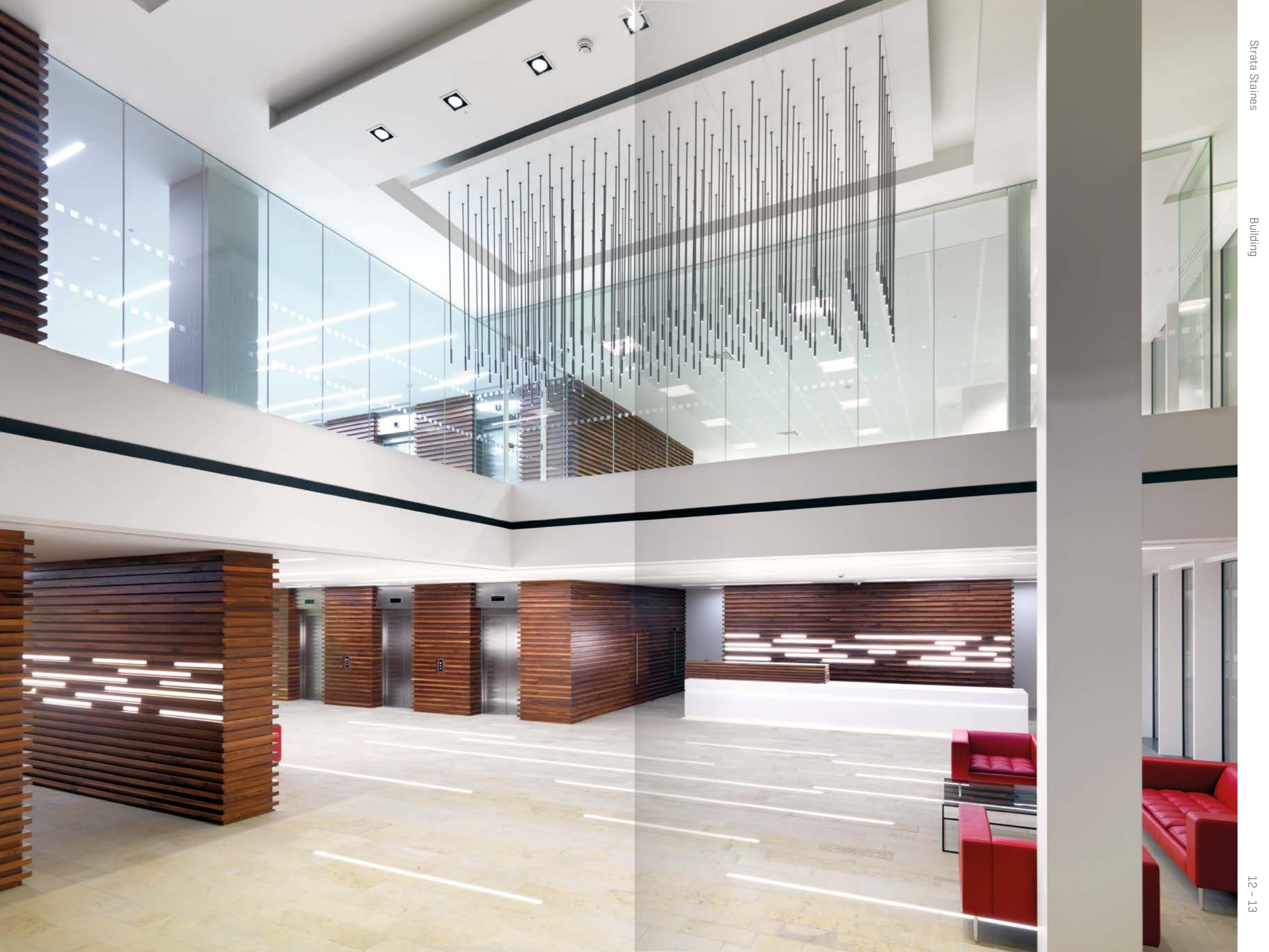






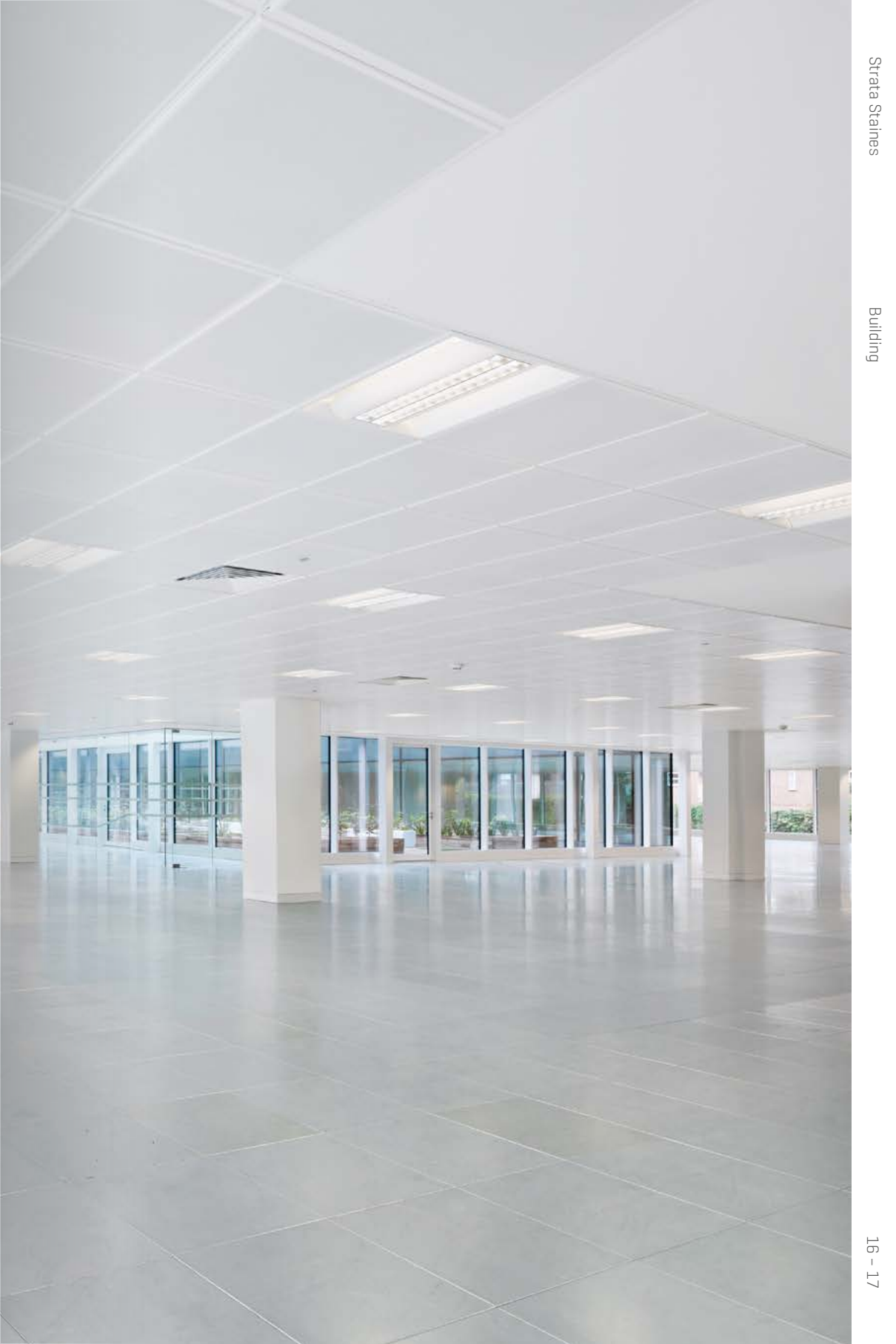


















Strata has all the attributes of a high class business park building but with the significant benefit of being in a prominent town centre location. Strata has been designed to maximise the usable floor space and create a fantastic working environment. We are very proud to have been involved with this stunning scheme.

**Nic Sampson,**  
ESA Architects

## Details

2.0

## Detail

Strata is different by design. From its three spacious floorplates, triple height reception, landscaped central courtyard and extensive gardens to the exceptional detailing throughout. It's light, flexible and efficient – a unique environment beautifully brought to life.

### Schedule of areas:

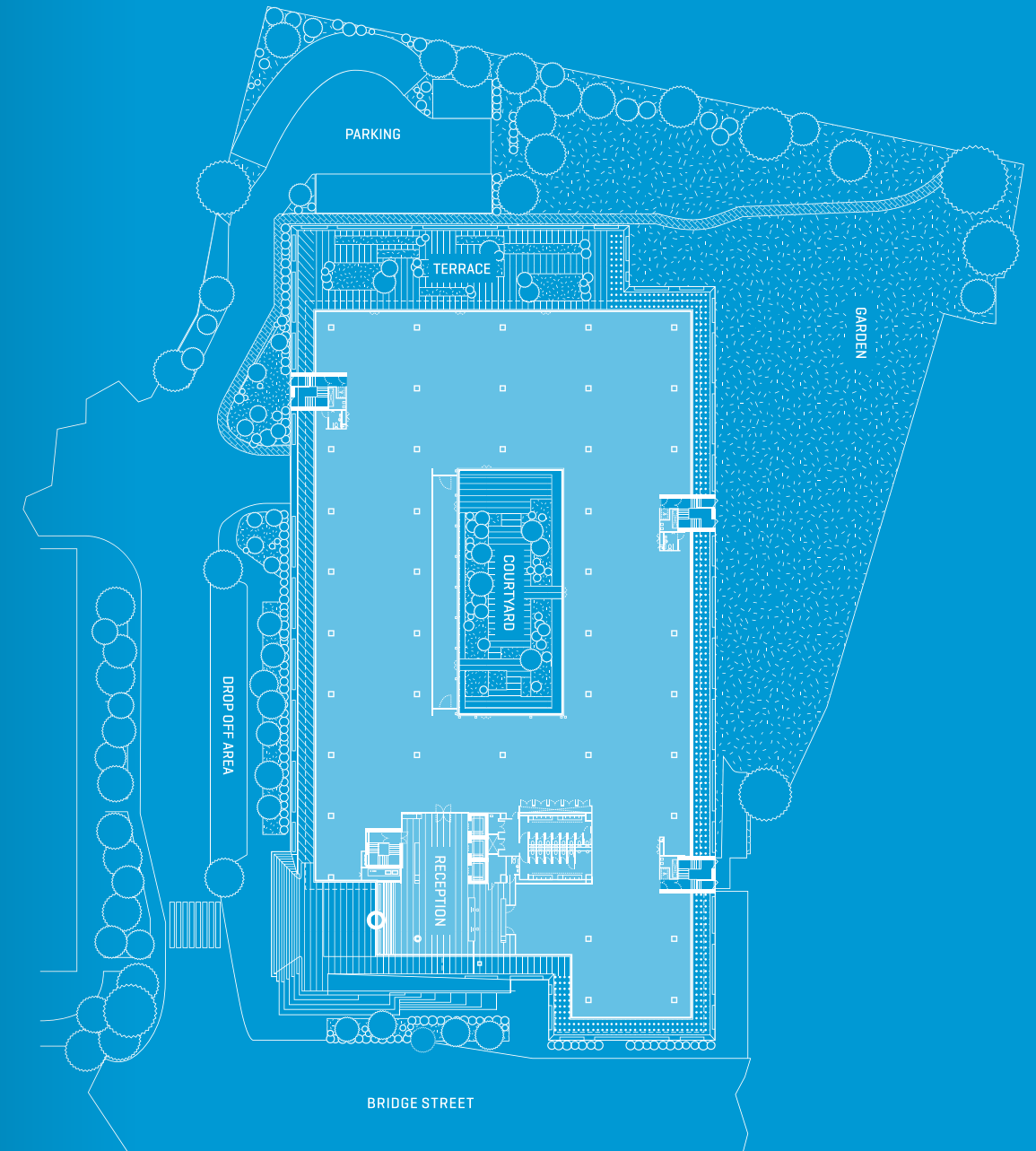
Floor area	sq ft	sq m
Second floor	30,432	2,827.3
First floor	LET	LET
Ground floor	LET	LET
Total	30,432	2,827.3

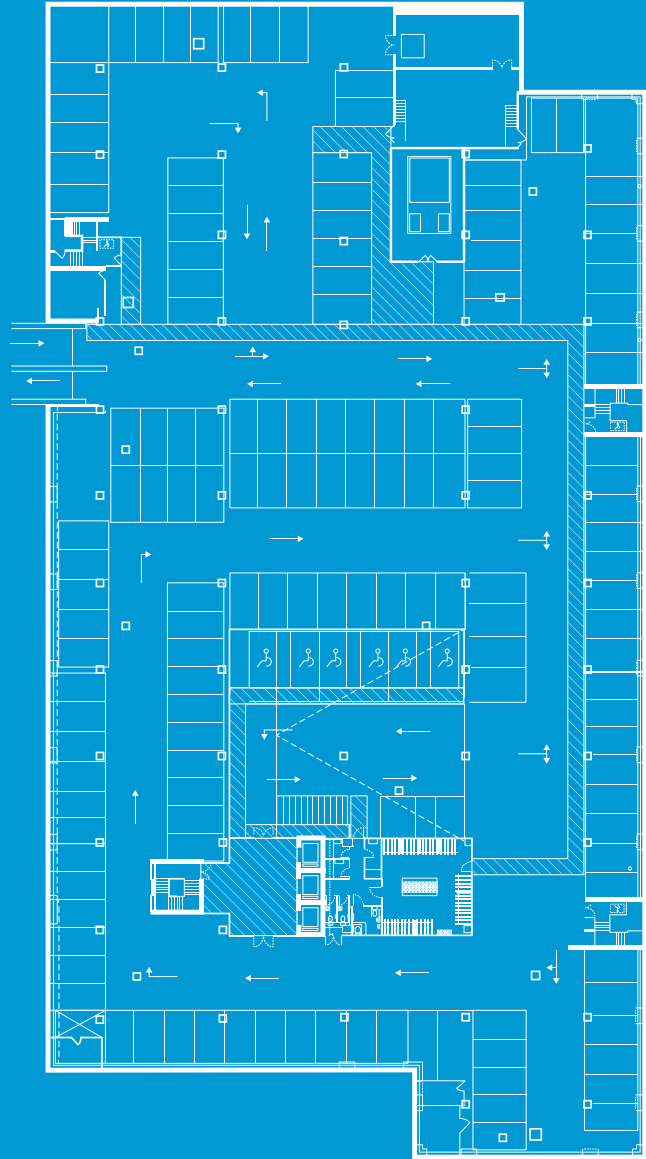
### Net Internal Areas [approximate]

Second floor car parking spaces [@ a ratio of 1:454 sq ft]	67
Total cycle spaces	48

## Floor Plans

## Site plan

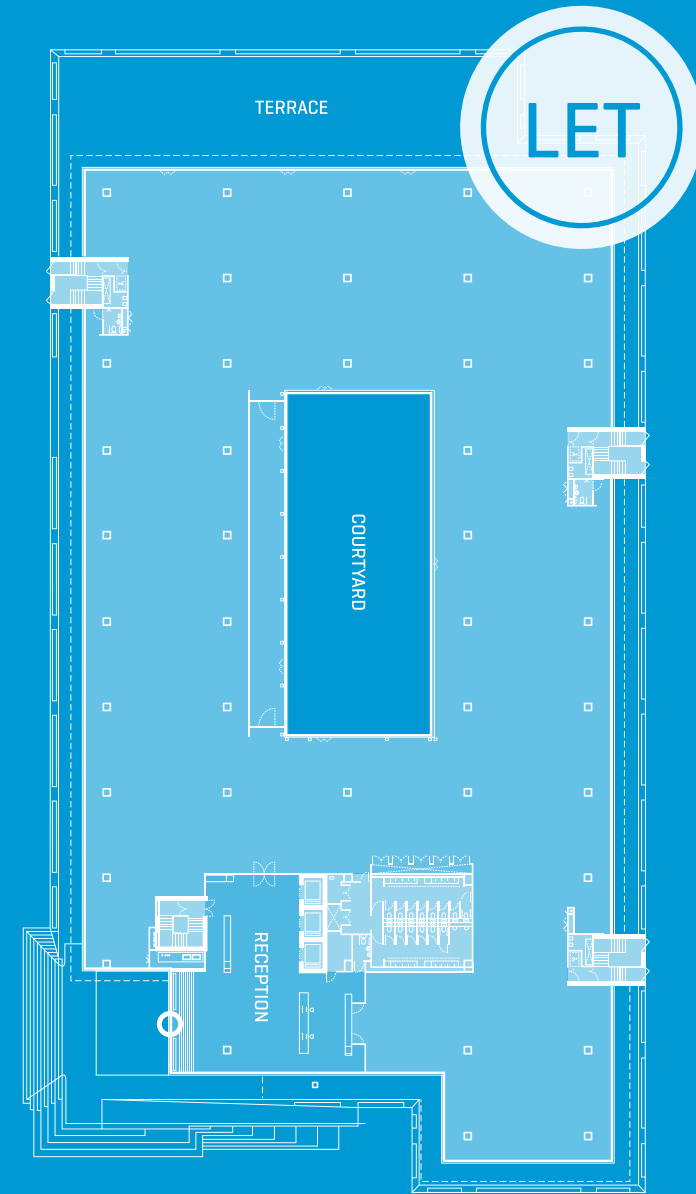




B

Total Basement car parking spaces 151

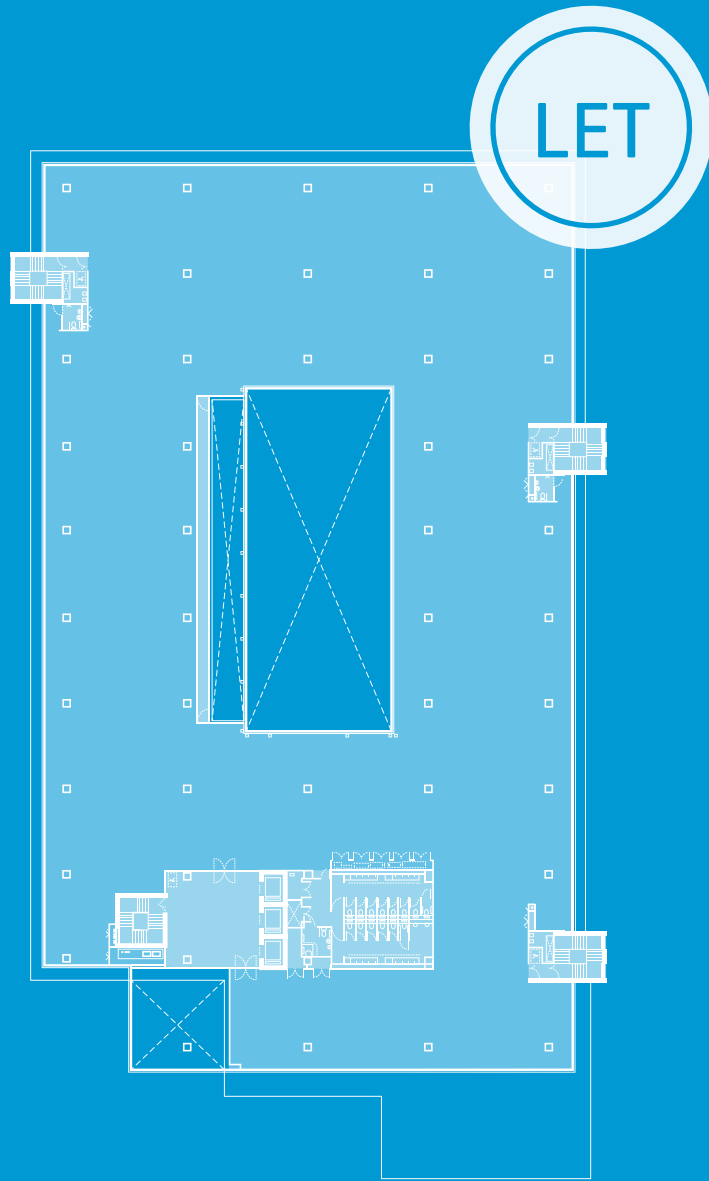
Total cycle spaces 48



G

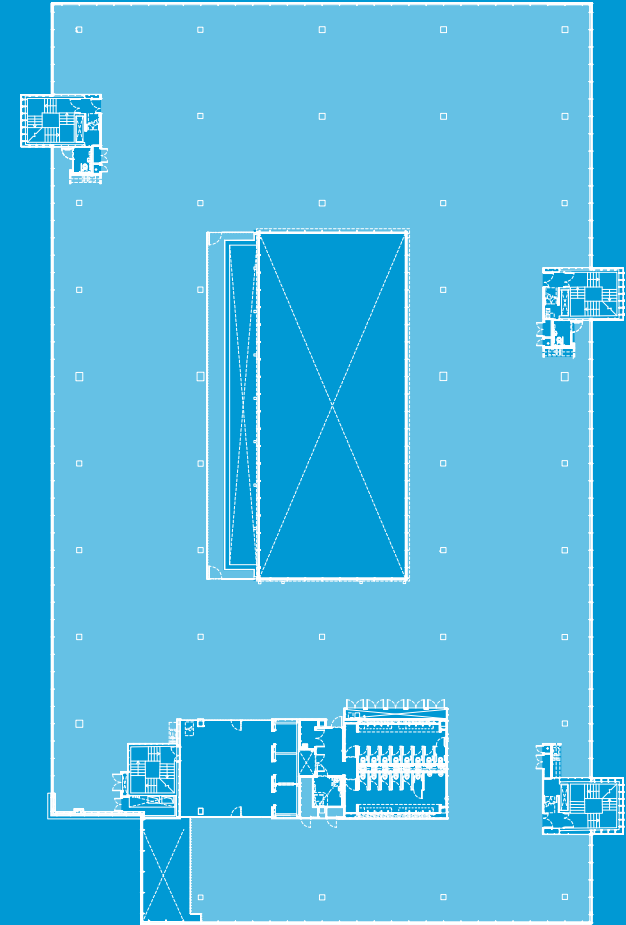
Floor area	sq ft	sq m
Ground floor	LET	LET





1

Floor area	sq ft	sq m
First floor	LET	LET



2

Floor area	sq ft	sq m
Second floor	30,432	2,827.3
Net Internal Areas [approximate]		

## Connectivity

World class businesses are located in Staines, and its perfect strategic positioning is a major factor. At Strata you couldn't be better connected.

Staines is "Heathrow's town" with all 5 terminals only a few minutes drive away. Junction 13 of the M25 is 1.5 miles from Strata providing instant access to the M4, M3, A3 and National motorway network.

Central London is 24 miles away and Staines mainline station which is a short walk from the building provides a fast and frequent service to London Waterloo with average journey times of 34 minutes. Many bus routes go directly past the building and the main terminus is 3 minutes walk away.

### Road

Strata has an excellent town centre parking provision of 196 spaces (1,447 sq ft). The M25 (J13), M3 (J2) and the M4 (J4b) are all within easy reach.

### Road distances

Central London	24 miles
Heathrow Airport	4.2 miles
Gatwick Airport	30 miles
A3/M25 (J10)	3.5 miles
M25 (J11)	4.5 miles
M3/M25 (J12)	5.5 miles

### Rail

Staines station offers frequent trains to London Waterloo, taking just 34 minutes. Reading is 45 minutes by train, while Gatwick Airport is just over an hour away.

### Rail journey times

London (Waterloo)	34 min
Gatwick Airport	65 min
Clapham Junction	27 min
From Clapham Junction: London Victoria	7 min

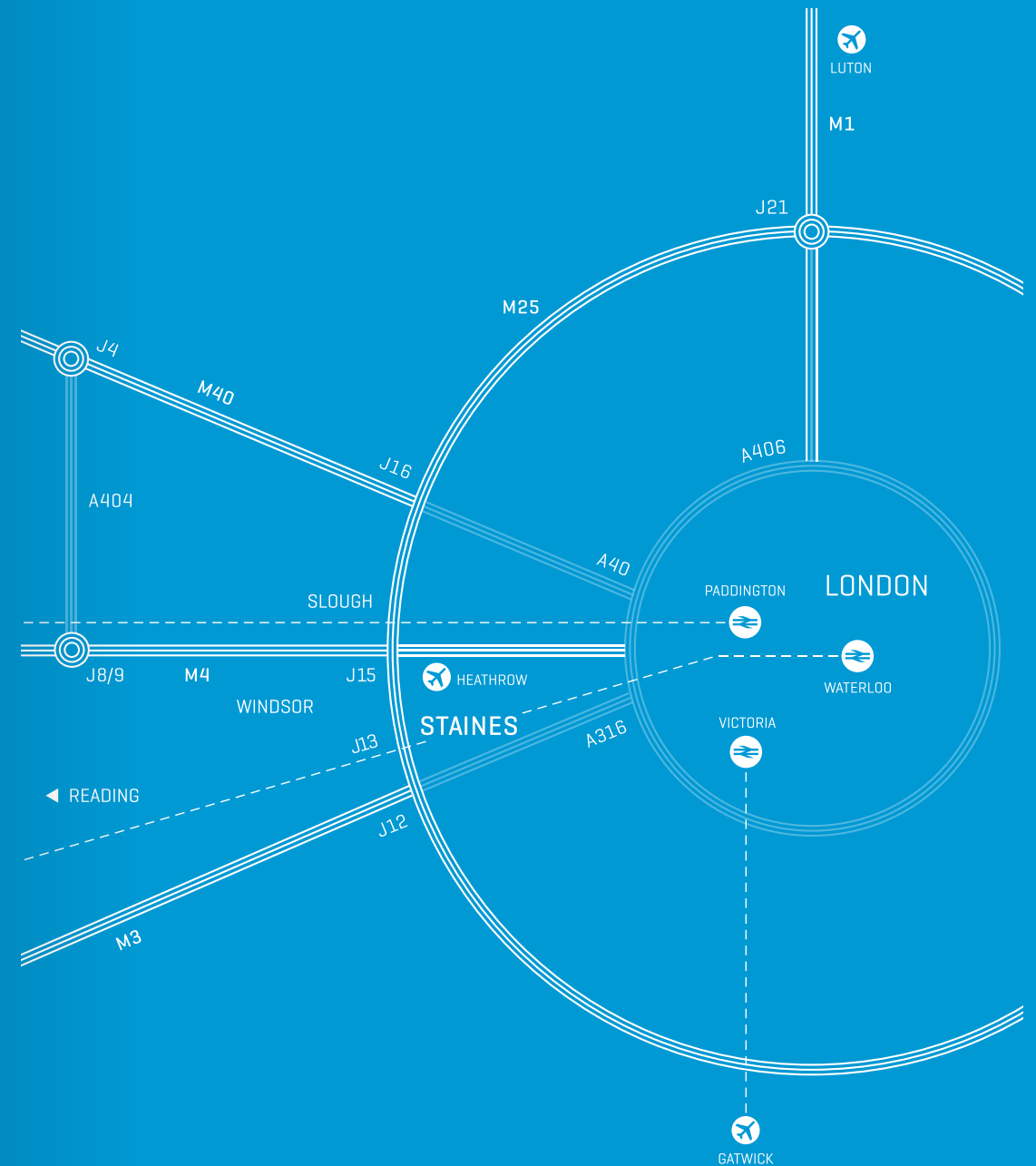
### Air

Heathrow Airport is a short drive from Strata and provides a host of domestic and international connections. Gatwick, London's second airport, is just 38 miles away.

### Bus

The surrounding area is well served, with several popular bus routes offering frequent and regular services into Staines town centre and beyond.

## Regional map



Approximate distances and journey times. Sources: National Rail Enquiries, AA Route Planner

## Connectivity

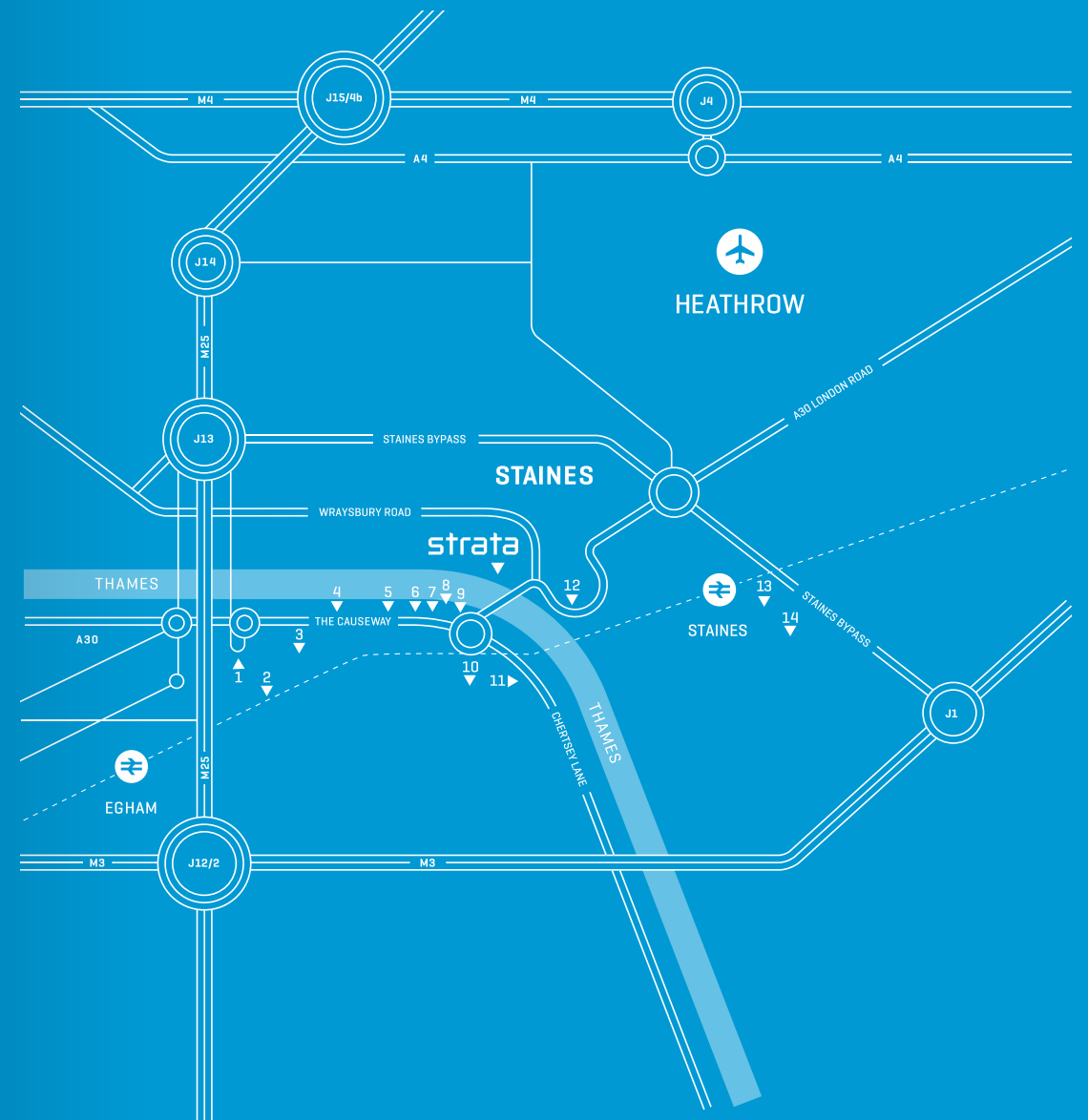
Strata is perfectly positioned at the heart of Staines. The building offers easy access to all the town centre amenities and shopping, Staines railway station and the M25.

At Strata, your business will be surrounded by numerous globally renowned companies. With a world of opportunities to collaborate, boost your networking opportunities and consolidate your company's reputation, it's time to reach for that next level.

### Local businesses

01. Future Electronics	08. IBM
02. British Gas	09. Ricoh
03. Gartner Group	10. Hitachi Capital
04. Affinity Water	11. Bupa
05. VM Ware	12. Samsung
06. Salesforce.com	13. Wood Group
07. Dow Chemicals	14. Spelthorne Borough Council

## Local map



## Specification

Strata has been designed to meet the building performance and energy efficiency requirements of a discerning, modern business. The key elements of the specification are outlined here.

### Population density:

Occupation of 1:10 per sq m

### Key dimensions

1.5m planning grid

All floors 15–18m [varies]

### Floors and ceilings

200mm [nominal] raised access floor, 160 mm clear void

Metal ceiling tiles

### Lifts

Two lifts serve basement to second floor inclusive, one lift serves ground to second floor

One lift with removable internal car protection to act as a goods lift

### Air conditioning

VRF air conditioning system

### Mechanical services – performance

Internal design conditions 23°C +/- 2°C [summer], 21°C +/- 2°C [winter]

### Electrical services

Power supply to the building 1500 kVA

Small power: 25 w/sq m

Lighting: Offices 400 lux [target].  
Daylight dimming & PIR Control

Central Building Management System [BMS]

### WC and shower provision

60:60 male/female provision

Disabled WCs and showers on all floors

Showers provided in basement with lockers and drying room

### Landscaping

Landscaped terrace and central courtyard

Extensive private gardens to the rear of the property

### Sustainability

BREEAM 'Excellent' rating

EPC 'B' rating

### Parking spaces and access

Parking ratio of 1:447 sq ft

196 car spaces [152 in secure basement and 44 at grade]

48 bike racks

12 motorcycle spaces

3 electric car spaces and charging points

## Sustainability & Eco credentials

The landlord and project team have collaborated in embraced sustainability from concept design through to delivery. This has resulted in delivery of a scheme achieving a BREEAM “Excellent” classification and and Energy Performance Certificate [EPC] grading of “B” [33].

BREEAM rating ‘Excellent’

EPC rating of B

Lighting – daylight dimming and PIR control

Air source heat pumps

Low water volume taps and flush WCs

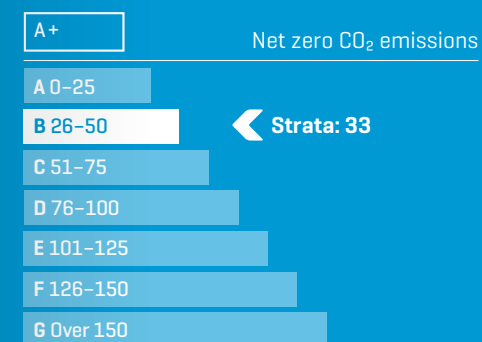
Electric car charging points

Approximately 200m sq of photovoltaic cells

Energy metering and sub metering

## Eco credentials

### Target Energy Performance Certificate B



Only for illustration\*

### BREEAM Rating ‘Excellent’



Pass

Excellent

## Design team

Strata is designed to promote the health and wellbeing of the occupants within. Responsibly sourced materials have been used where possible to minimise the environmental impact and the original structure has been re-used with an estimated 3,900 tonnes of carbon being saved.

### Landlord

Clients of LaSalle Investment Management

### Structural Engineer

AKS Ward

### Development Manager

Bell Hammer

### Services Engineer

URS

### Architect

ESA Architects

### Cost Consultant

Sweett

### Landscape Architect

Pearson Landscape Design

### Sustainability Consultant

URS

### Project Manager

Francis Hunter

### Fire Strategy

Kingfell

When considering the re-development of Strata we looked at three fundamental elements. The site's fantastic town centre location, the building's stunning design and the strength of the Staines occupational market. We are delighted with our decision to proceed.

**James Smith,**  
LaSalle Investment Management

With the support of the Local Authority, LaSalle Investment Management and Bell Hammer have been able to develop a striking new headquarters building where contemporary design and materials have been employed to create a truly modern workplace.

**Joel Hawkins,**  
Bell Hammer

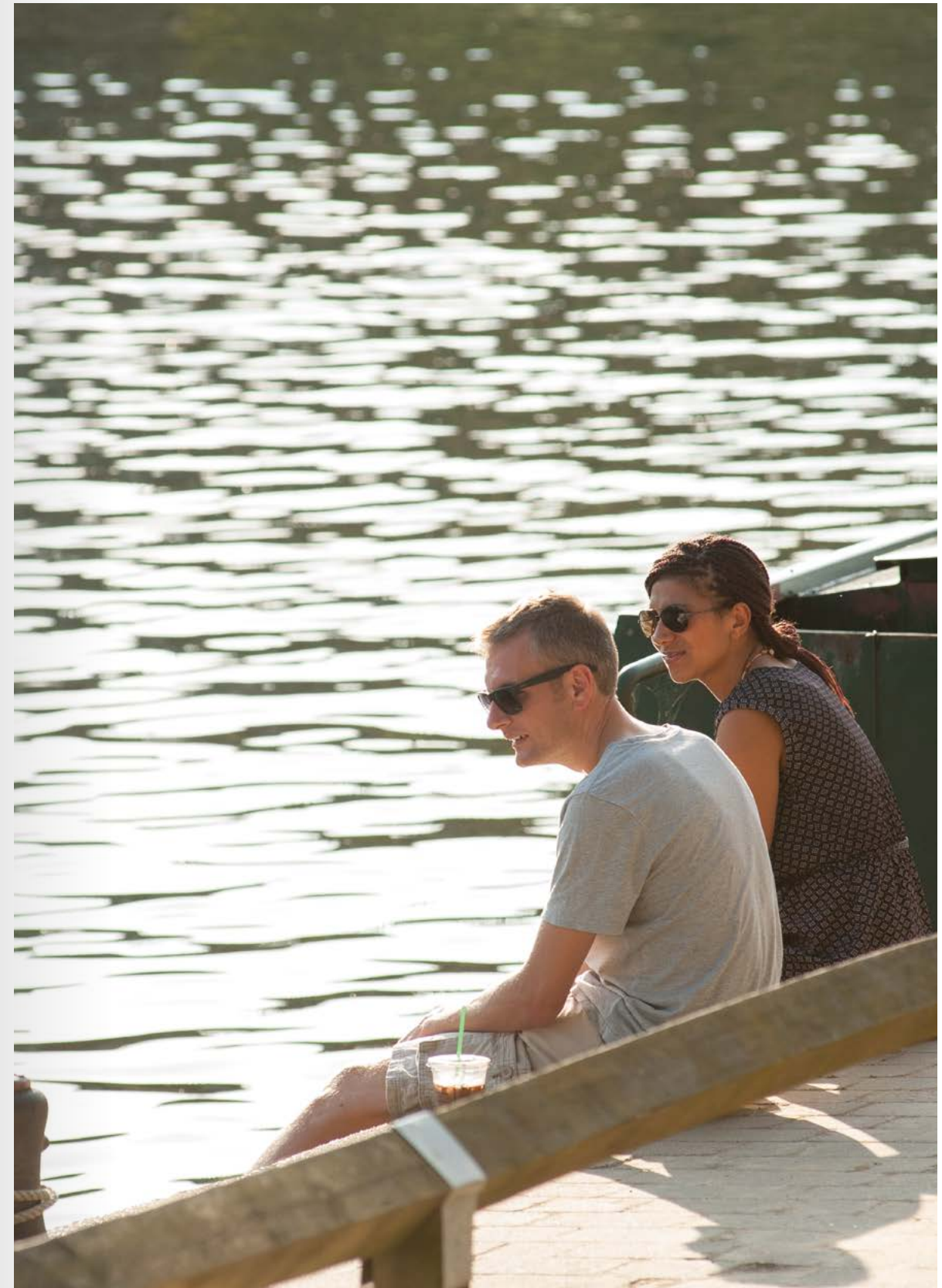
## Location

3.0

## Location

Staines is a bustling Surrey town with a growing reputation for retail and leisure facilities.

Strata itself is perfectly positioned, being a stone's throw from the River Thames and also in close proximity to all the amenities the town centre has to offer.



## Local amenities

01. Runnymede-on-Thames Hotel & Spa

02. Sainsbury's

03. The Swan Hotel

04. The Bells

05. Slug & Lettuce

06. Pizza Express

07. Cafe One

08. Frankie & Benny's

09. Travelodge

10. Tesco

11. McDonalds

12. Waitrose

13. Boots

14. Costa Coffee

15. Virgin Active

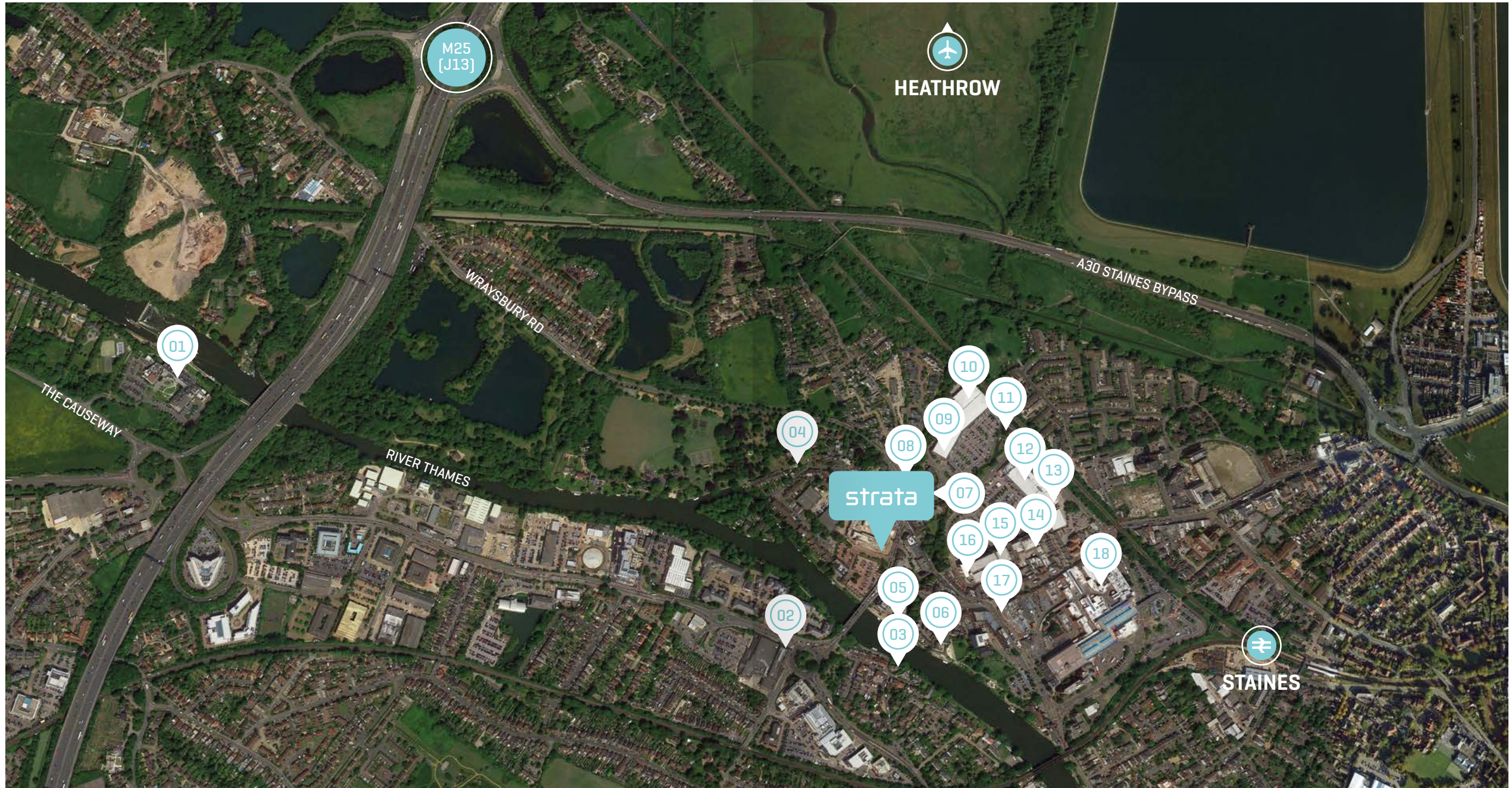
16. Pizza Hut / Nandos

17. High Street

Cafe Nero, Starbucks, Greggs, Ask Italian, Subway, Momo Cafe, Baroosh Bar.

18. Elmsleigh Centre

M&S, BHS food, Debenhams





## Shopping

Staines provides excellent retail opportunities. All the main high street brands can be found in the Elmsleigh and Two Rivers Shopping Centres, where key retailers include Marks & Spencer, BHS, Boots, Monsoon and a multi-screen Vue cinema.





#### Travel

Strata is conveniently located for access by staff and clients from all directions. Staines is often referred to as “Heathrow’s town”; it is also only 1.5 miles from the M25 (junction 13), and a short walk or cycle from Staines Station.





### Restaurants and bars

The bustling High Street and adjoining streets provide many good cafes, restaurants and smaller shops, as well as a regular market.





### Hotels and accomodation

Within a few minutes drive from Staines there are a number of excellent hotels, including the Runnymede-on-Thames Hotel & Spa and the Great Fosters Hotel, both in Egham, as well as the Hilton Hotel at Heathrow Terminal 5. All three offer high quality accommodation for business customers, large conferencing facilities and excellent restaurants.



## Fitness & leisure

Strata is very close to a range of sporting and leisure opportunities to suit everyone. Many golf courses are in close proximity including the world famous Wentworth Golf Course. Gym, fitness and swimming facilities are available at Virgin Active in the Elmsleigh Shopping Centre, as well as at the Spelthorne Leisure Centre. Thrill-seekers will find a wide range of watersports available on the Queen Mary reservoir.

The Thames Path provides walking routes running from Staines town centre all the way to Windsor, taking in beautiful countryside and villages along the banks of the River Thames. In addition, Windsor Great Park is only a few miles to the west and offers a stunning setting for cycling, running or walking.



## All enquiries:



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## A development by:



[stratastaines.com](http://stratastaines.com)

Photos taken September 2014.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither Knight Frank LLP, Montagu Evans nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Date: March 2016.

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