

strata

Staines-upon-Thames

## Building

Strata: a unique office headquarters, combining stunning modern design with high quality specification. Its impressive scale and Staines town centre location offer occupiers a compelling combination of prestige and convenience.

Following the letting of the Ground and First Floors to cloud business ServiceNow, and partial letting of the Second Floor to Belmont Green. The available accommodation is the remaining area of the Second Floor, comprising 10,402 sq ft [IPMS 3].

### Design features:

Large, flexible floorplate of 10,402 sq ft [IPMS 3]

25 car parking spaces

Stunning triple height reception area

Extensive mature private gardens

Central landscaped courtyard

Secure cycle storage with lockers and showers

Male, female and disabled WC facilities on all floors

VRF air conditioning, raised floors and metal ceiling tiles







servicenow





## Detail

Strata is different by design.

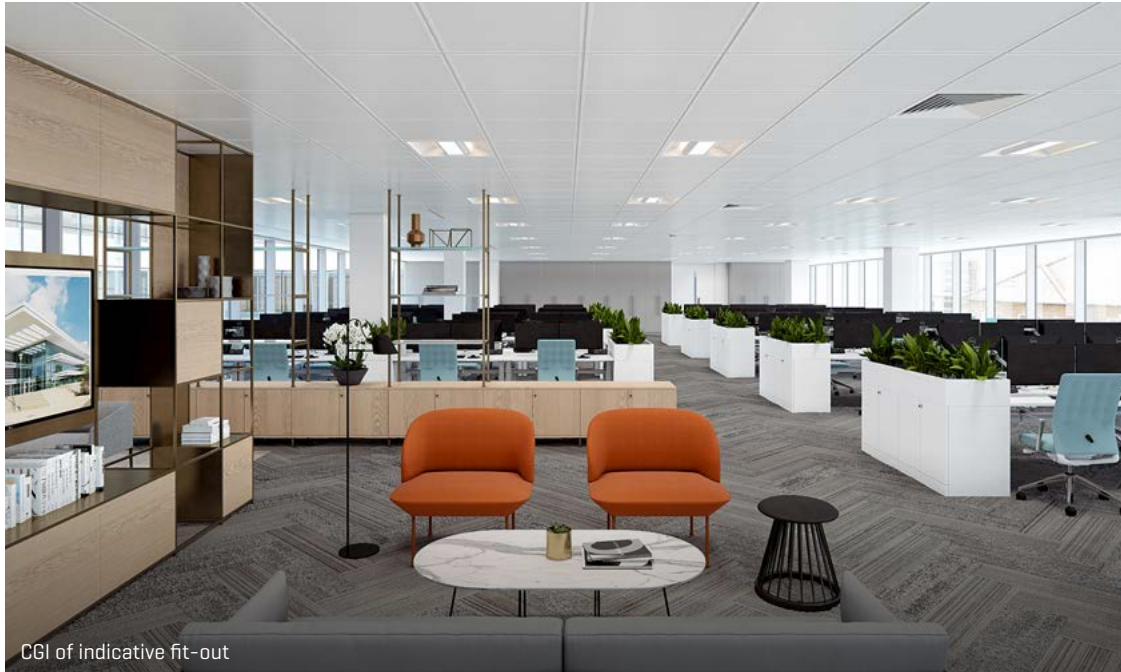
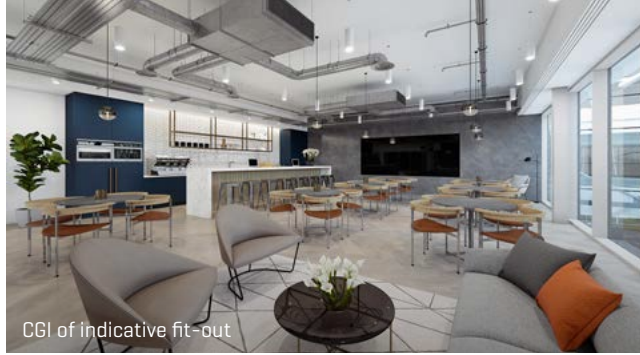
From its three spacious floorplates, triple height reception, landscaped central courtyard and extensive gardens to the exceptional detailing throughout.

It is light, flexible and efficient – a unique environment beautifully brought to life.



## Floorplates

Strata now offers a rare opportunity to acquire approximately 10,402 sq ft IPMS3 on a single unbroken level, benefiting from internal and external aspects over the landscaped grounds and central courtyard.

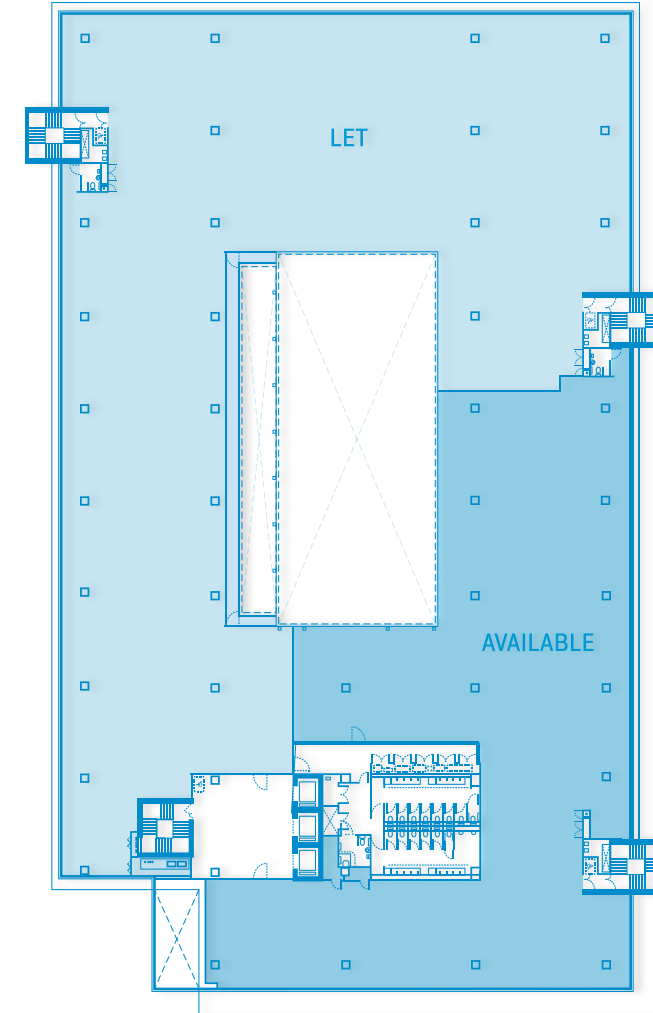


## Floor Plans

Second floor

Floor area (IPMS 3)	sq ft	sq m
Second floor	10,402	966.4

Measured on an IPMS3 basis in accordance with the RICS Property Measurement professional statement (1st Edition, May 2015).



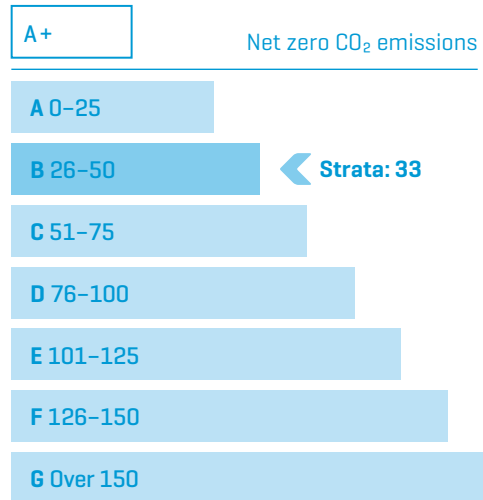


## Sustainability & Eco credentials

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

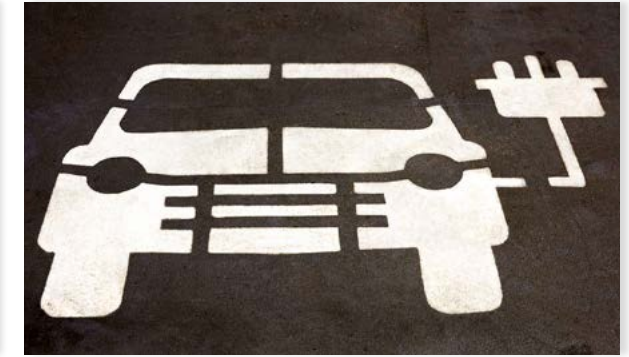
## Eco credentials

### Target Energy Performance Certificate B



Only for illustration\*

### BREEAM Rating 'Excellent'



BREEAM rating 'Excellent'

EPC rating of B [33]

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



## 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 1:416 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]	11 miles
M25 [J11]	7 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

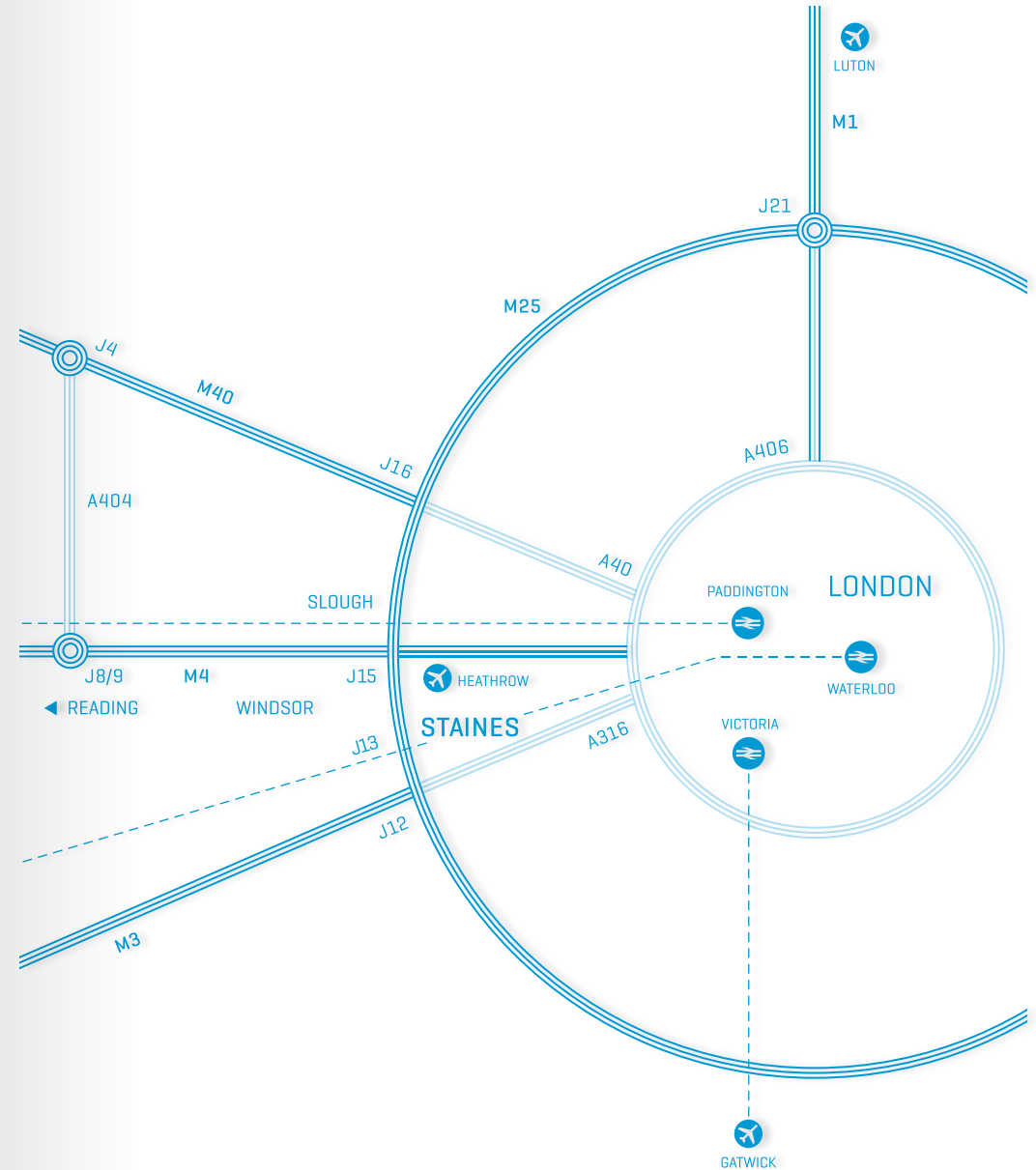
### Air

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

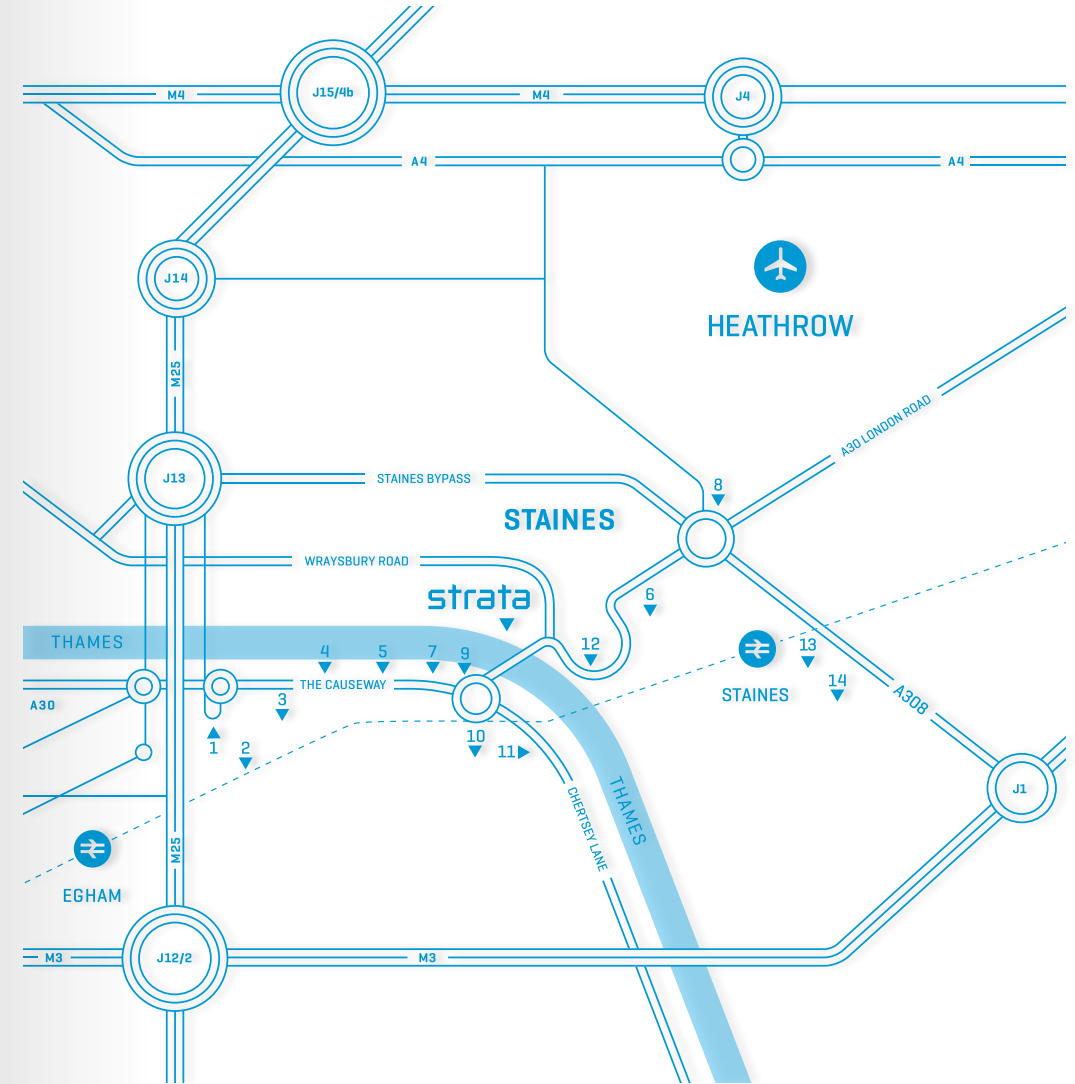
Strata is perfectly positioned at the heart of Staines. The building offers easy access to all the town centre amenities and shopping, Staines railway station and the M25.

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. Enterprise Cars            |
| 02. British Gas        | 09. Ricoh                      |
| 03. Gartner Group      | 10. Hitachi Capital            |
| 04. Affinity Water     | 11. BUPA                       |
| 05. VM Ware            | 12. Samsung                    |
| 06. Baxter Health Care | 13. Wood Group                 |
| 07. Dow Chemicals      | 14. Spelthorne Borough Council |

## Local map



Satnav: TW18 4TP

## 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.



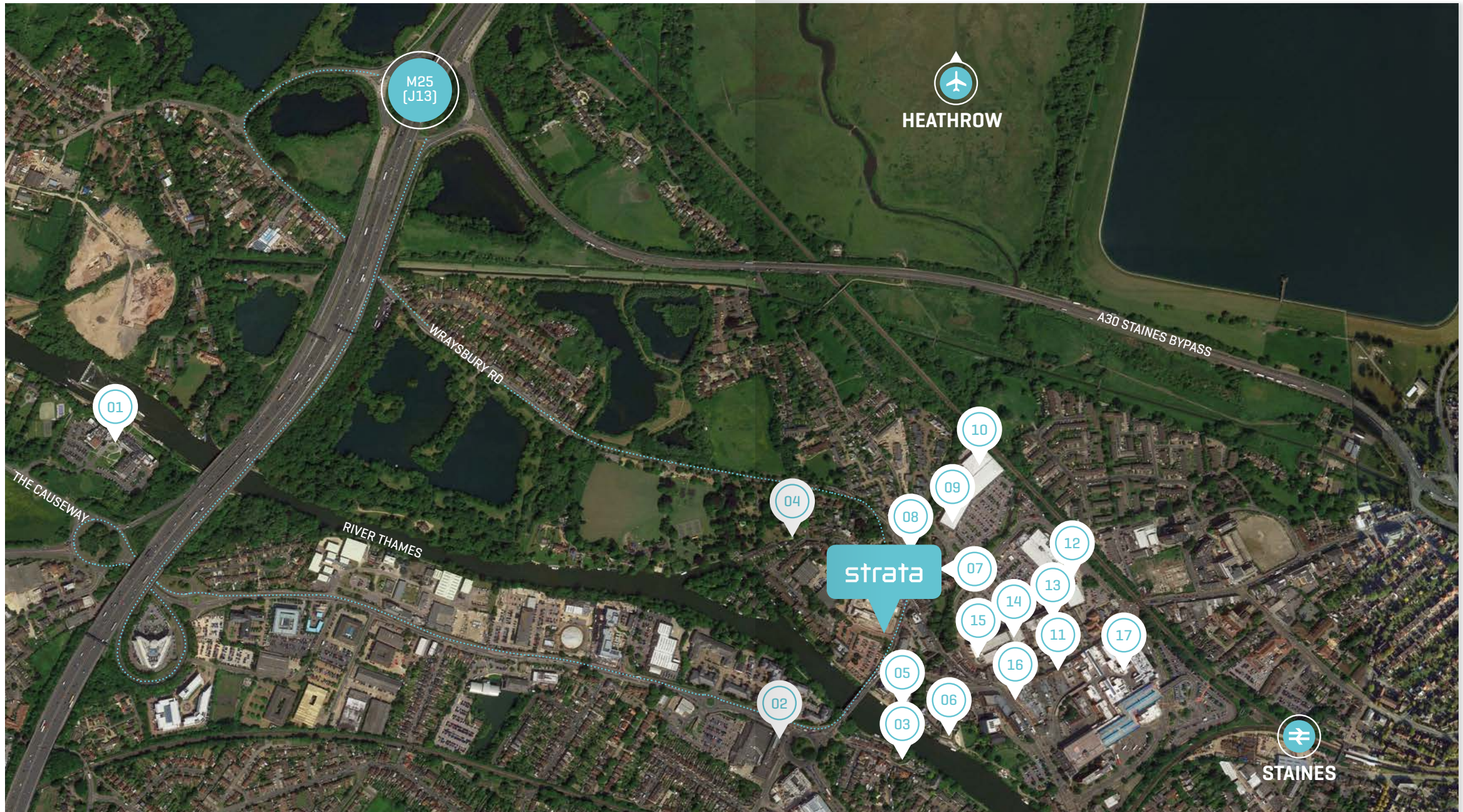
## Local amenities

- 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. Wagamama / GBK / Limeyard
- 12. Boots
- 13. Costa Coffee
- 14. PureGym
- 15. Pizza Hut / Nandos

- 16. High Street  
Caffè Nero, Starbucks, Greggs, Ask Italian, Subway,  
Momo Cafe, Baroosh Bar.
- 17. Elmsleigh Centre  
M&S, Debenhams









## 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

### Development Manager

Bell Hammer

### Architect

ESA Architects

### Landscape Architect

Pearson Landscape Design

### Project Manager

Francis Hunter

### Structural Engineer

AKS Ward

### Services Engineer

URS

### Cost Consultant

Sweett

### Sustainability Consultant

URS

### Fire Strategy

Kingfell



All enquiries:

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A development by:

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

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Photos taken September 2014 and August 2017.

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: May 2018.