

# Space with — Soul

**Outstanding  
workspace  
from 2,600 to  
60,695 sq ft  
in the heart  
of Uxbridge**



# Space with

Ambition  
 Attitude  
 Exuberance  
 Creativity  
 Cheer  
 Flexibility  
 Personality  
 Passion  
 Drive  
 Appetite  
**Soul**

The Charter Building provides the most diverse office space in Uxbridge, boasting flexible, easily divisible floor plates and ceiling heights of up to 3.4 metres.

The building is redefining the way we work, with its 100 metre internal street offering break-out areas, coffee shops, a concierge service and co-working space.



## Location

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A photograph of a busy London street at sunset. The sun is low in the sky, casting long shadows on the pavement. In the foreground, two women are standing and talking. In the background, many people are walking. On the right, there is a large red and white Underground sign with a blue sign below it that says 'UXBRIDGE STATION'. Below that, there are two more blue signs: 'METROPOLITAN LINE' and 'PICCADILLY LINE'. On the left, there is a 'Sweet Express' shop. The text 'Super-sonic jets, Cajun fries with garlic mayo and always bagging a seat on the tube.' is overlaid in large white font across the center of the image.

**Super-sonic jets,  
Cajun fries with  
garlic mayo and  
always bagging a seat  
on the tube.**

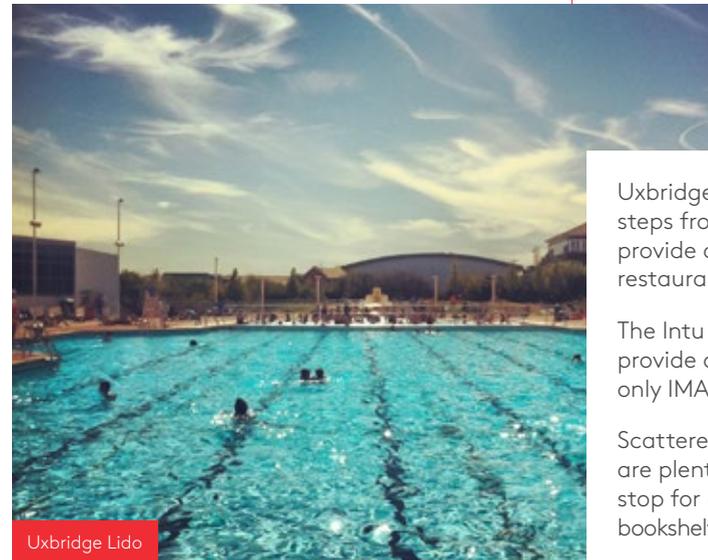


High Street shoppers

## — Uxbridge



The Hub



Uxbridge Lido



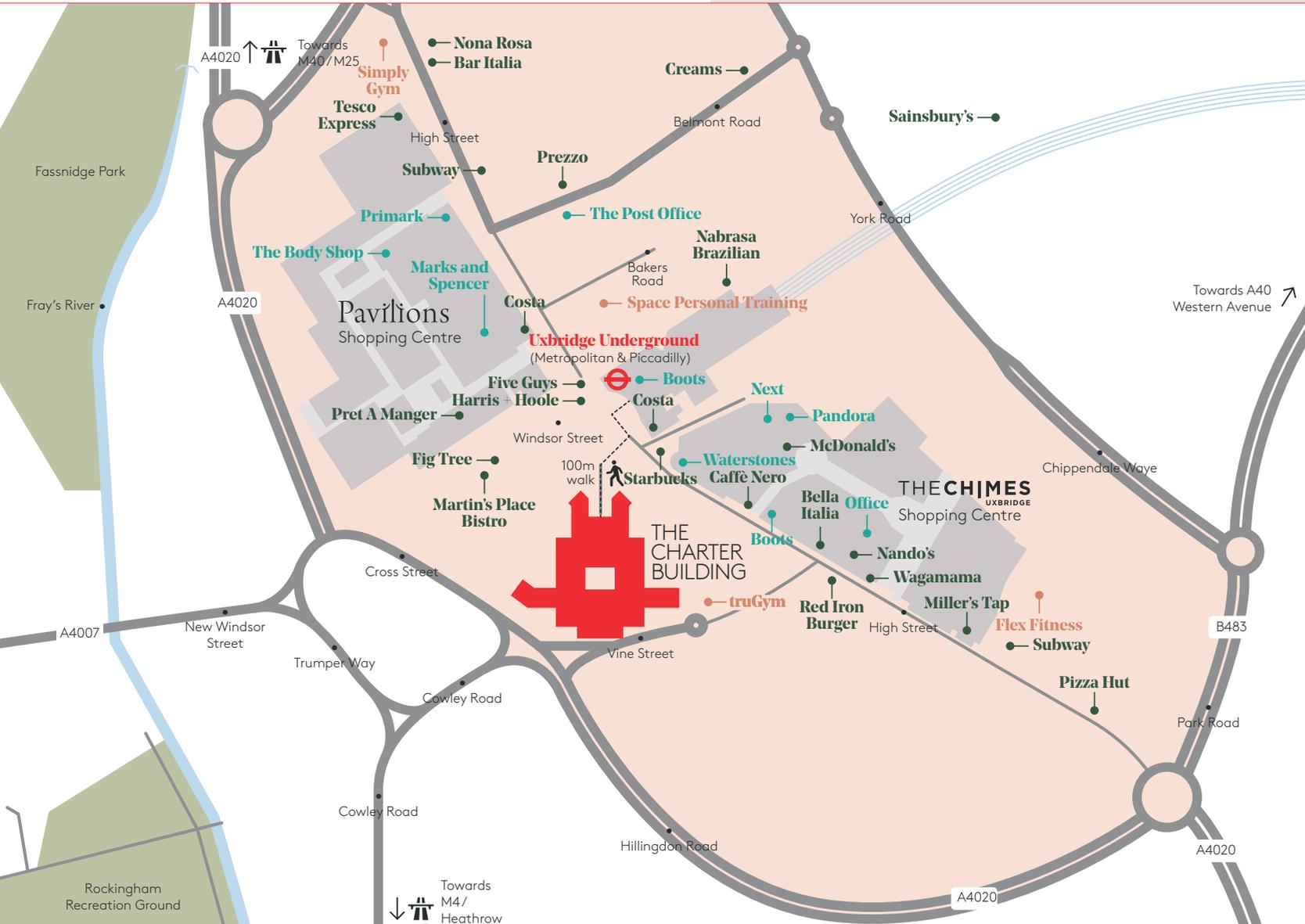
Uxbridge High Street is just a few short steps from The Charter Building and provide all the shops, cafés, bars and restaurants you could need.

The Intu and Pavillions shopping centres provide over 120 stores along with the only IMAX cinema in West London.

Scattered along the high street, there are plenty of independent places to stop for a coffee, lose yourself amongst bookshelves or settle in for an evening out.

# Occupiers

Uxbridge is a buzzing town throughout the week with its diverse range of businesses benefiting from the thriving town centre amenities.



TEMPUR+SEALY	Intellian
AMGEN	Hertz
NetApp	Armstrong
PINKERTON	E&J Gallo Winery
ANIXER	Mitsubishi
Coca-Cola	PAREXEL
guffgaff	REGENERON
Insight PUBLIC SECTOR	Anadarko Petroleum Corporation
UBC	nexen A CHOC LIMITED COMPANY
pwc	GENERAL MILLS

## Connections

With the M4, M40, and M25 close by, travelling to and from Uxbridge in all directions is simple and efficient. The existing infrastructure and transport networks provide excellent options for getting to work.

In addition, Uxbridge benefits from The Elizabeth Line at West Drayton, which provides a direct train to Paddington in 20 minutes. Uxbridge is also ideally positioned for international travel with Heathrow Airport just a 13 minute drive away.



**100m**

Walk to the Underground



**13 mins**

Drive to Heathrow  
(6.5 miles)

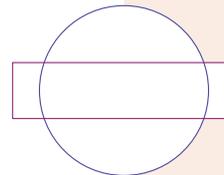


**5 mins**

Drive to M40/M25 junction  
(3.5 miles)

M40 / M25	5 minutes
Heathrow	13 minutes
M4 / M25	14 minutes
M1 (J1)	35 minutes
M3 / M25	27 minutes

Slough	15 minutes
Beaconsfield	17 minutes
Harrow	22 minutes
Amersham	23 minutes
Windsor	23 minutes
Marlow	25 minutes
Watford	28 minutes
Brentford	29 minutes
Twickenham	36 minutes
Wokingham	38 minutes
Reading	46 minutes
Oxford	54 minutes



**38 mins**

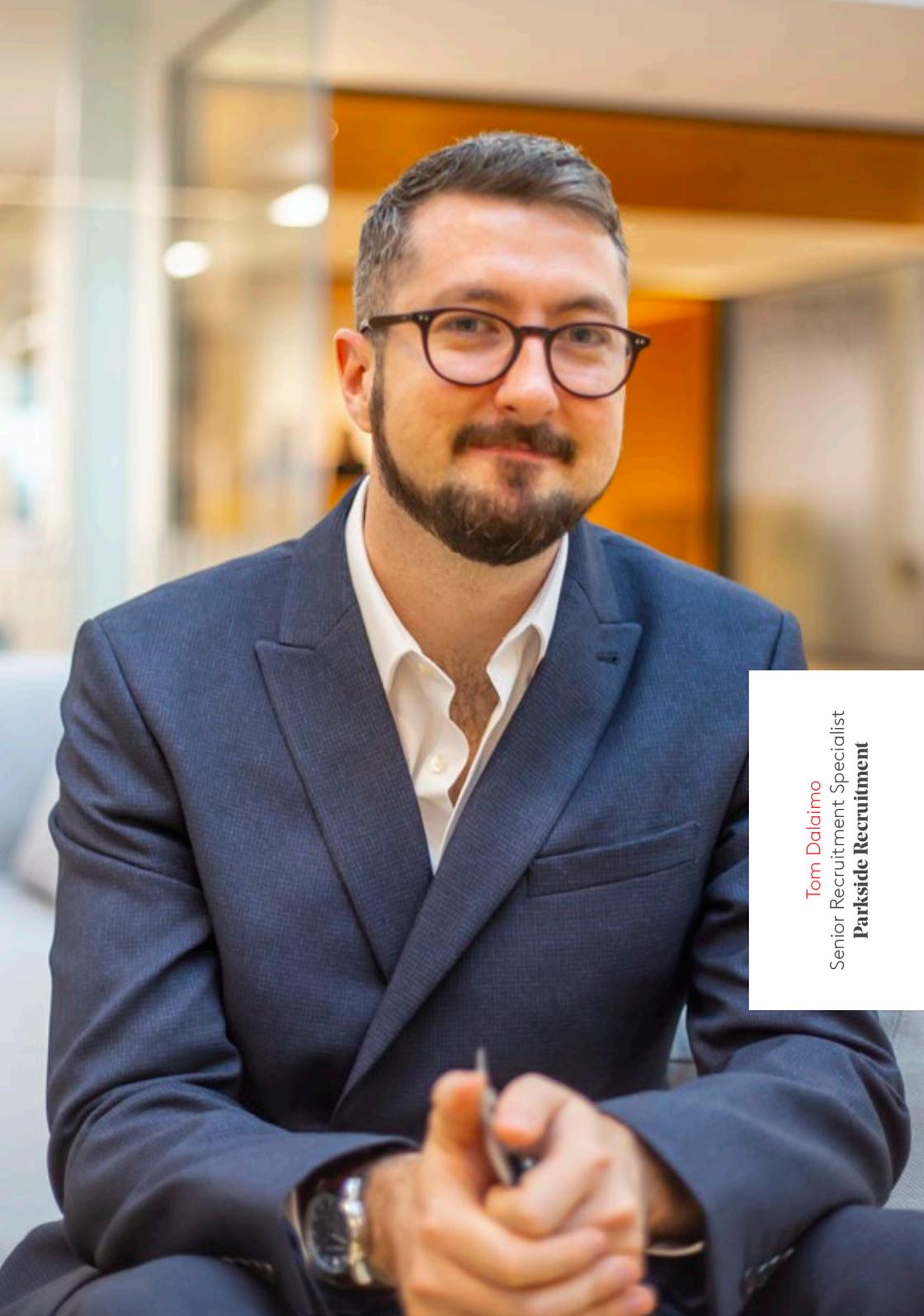
Tube to Zone 1  
Piccadilly & Metropolitan Lines



# A duck pond short of a perfect village

## — Our people

The Charter Building is powered by its people. Interesting, enthusiastic and happy, they are the beating heart of the building and help create the kind of atmosphere that makes work feel a little less like work.



Tom Dalaimo  
Senior Recruitment Specialist  
Parkside Recruitment

**“The events here at the Charter Building are nothing short of amazing and they create a real community here. The engagement is always really high and every time they pull the stops out to make it entertaining – it brings out a lot of people I usually don’t see within the building and I was able to build rapport with people outside of my clientele.”**



Jazz Networks



REGENERON





— #CharterCollective

We're the carpe diem experts.

We know it's important pause, get together with friends (and people you-don't-know-yet), and let your hair down.

We run a full calendar of events throughout the year, giving fun, healthy and educational experiences as well as social opportunities to all of the building's occupiers.



Pool



Yoga



Table  
Tennis



Sports  
Events



Massages



## Event Space



The Charter Building is available to hire as a space for:

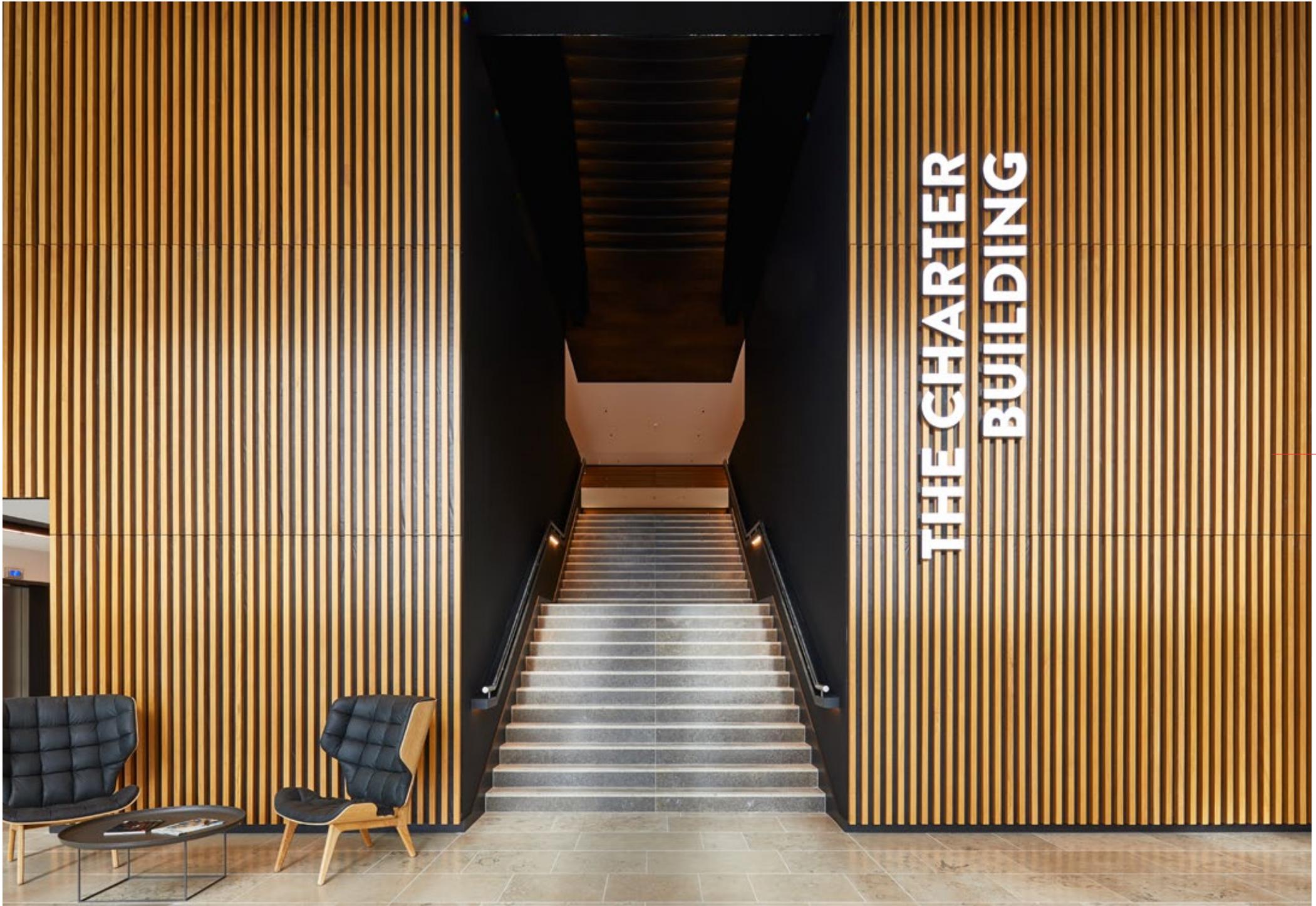
Meetings | Events | Exhibitions  
Product Launches | Photography  
Filming

To book the Charter Building contact the onsite concierge team [reception@thecharterbuilding.co.uk](mailto:reception@thecharterbuilding.co.uk)

THE CHARTER  
BUILDING

# Enough space to swing a cat who's also swinging a cat\*

\*no actual cats were swung during the making of this brochure!



**THE CHARTER  
BUILDING**













# Features

Everything you need and all those things that you didn't realise you needed.

The Charter Building is designed to make work life easier and more enjoyable.



Changing rooms & 10 showers



8,000 sq ft of terraces



Super fast public area broadband



Concierge service



The Hub



Co-working spaces



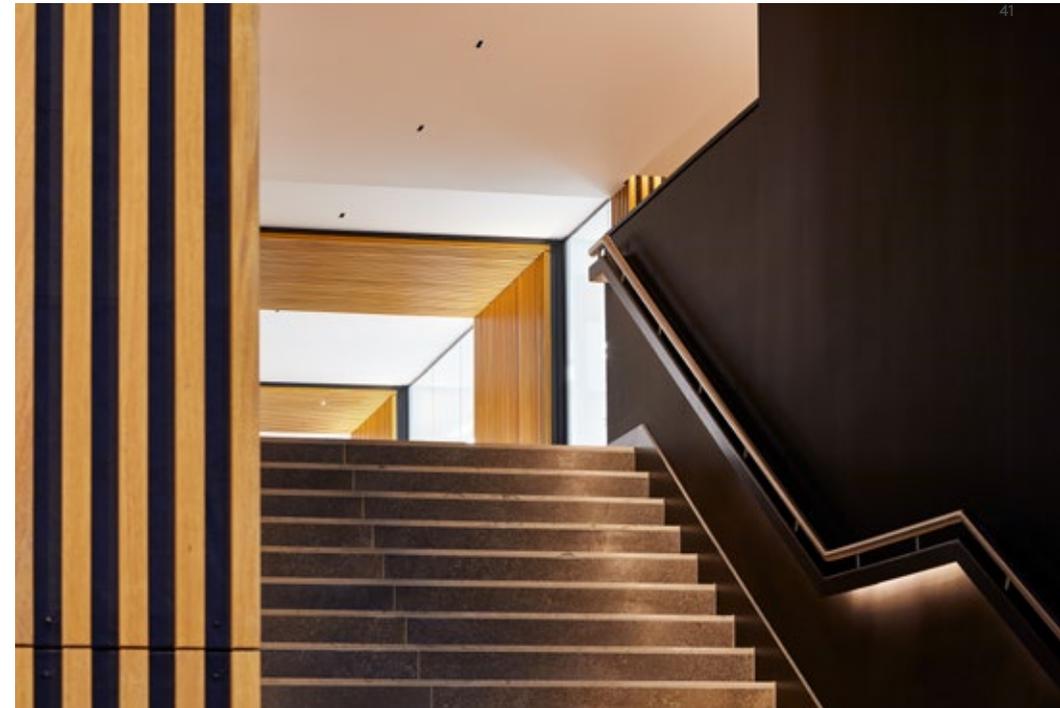
Five-storey atrium



212 secure cycle spaces

## — Full specification

- BREEM – ‘Very Good’
- EPC – ‘B’
- Wired Score – ‘Gold’
- Flexible and divisible open floorplates
- Occupancy density – 1 person to 8m<sup>2</sup>
- Air displacement – air conditioning
- Plasterboard lined soffits throughout with suspended LED lighting
- Minimum finished floor to exposed soffit height of 2.7m
- Raised floor zone – 380mm (inclusive of floor tiles)
- Large double-height reception area with feature desk and lighting
- Substantial internal five-storey atrium
- Decked roof terraces on third, fourth & fifth floors
- 326 car parking spaces
- 212 cycle spaces
- 10 Showers with locker and drying space
- Digital building management system
- Dedicated delivery access via basement level to all floors
- Portico lifestyle/ concierge service provider
- Floor loadings – 2.5 + 1.0kN/m<sup>2</sup>
- Small power – 25W/m<sup>2</sup>
- Lighting – 10W/m<sup>2</sup>
- Risers arranged to accommodate single or split tenancy options
- Free Wi-Fi to public areas
- Standby generators available for tenant use



**The Charter Building currently boasts the largest floor plate speculatively built in London at **over 51,000 sq ft** which will provide easily divisible space that can be designed around the occupier.**

**The floors have the capability of being subdivided up to six ways in various combinations, with **suites** starting from 4,800 sq ft.**

## Availability

### 4th Floor

Available offices 2,600 sq ft 242 sq m

### 2nd Floor

#### Six suites available

Option One 5,380 sq ft 500 sq m

Option Two 4,855 sq ft 451 sq m

Option Three 9,075 sq ft 843 sq m

Option Four 9,290 sq ft 863 sq m

Option Five 14,465 sq ft 1,344 sq m

Option Six 8,700 sq ft 808 sq m

**Whole floor 51,765 sq ft 4,809 sq m**

### Ground Floor

Garden Suite 6,330 sq ft 588 sq m

**Total Available 60,695 sq ft 5,639 sq m**

### Lower Ground Floor and Basement Facilities

326 car parking spaces

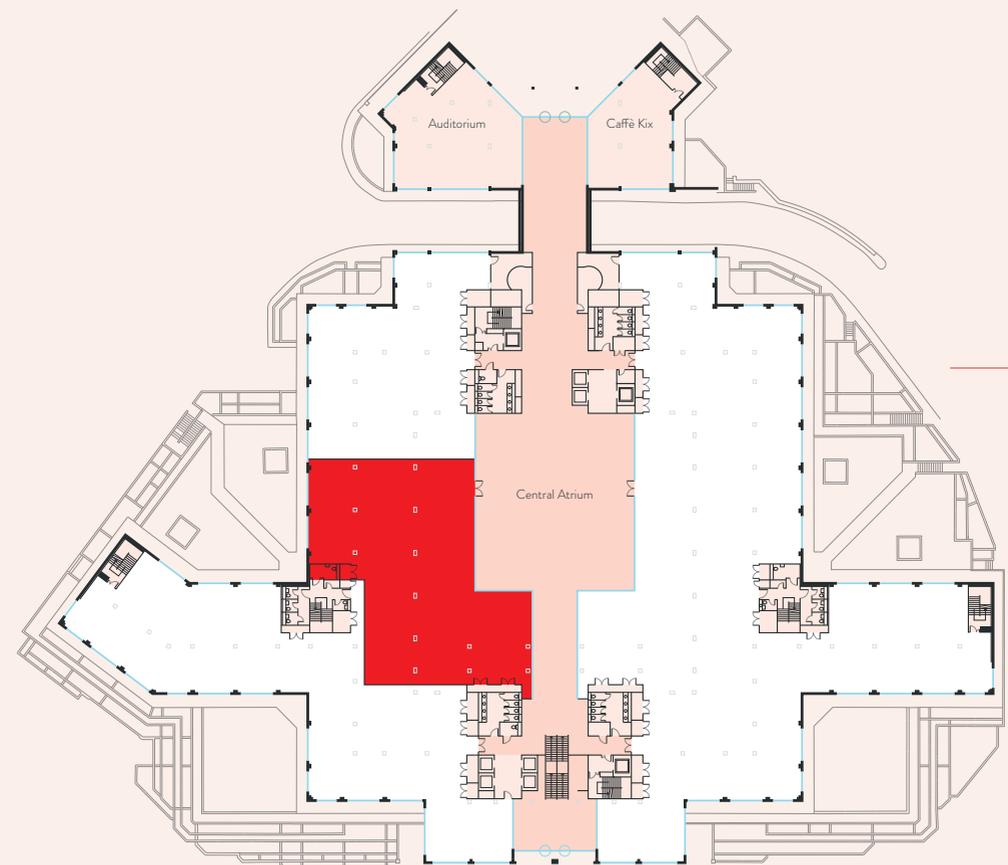
212 cycle spaces

10 showers with locker and drying space

### Garden Suite

6,330 sq ft / 588 sq m

### Ground



45

Plan not to scale.  
For indicative purposes only.



**Second**

**Six suites available**

**Whole Floor**

51,765 sq ft / 4,809 sq m

**Option One**  
5,380 sq ft / 500 sq m

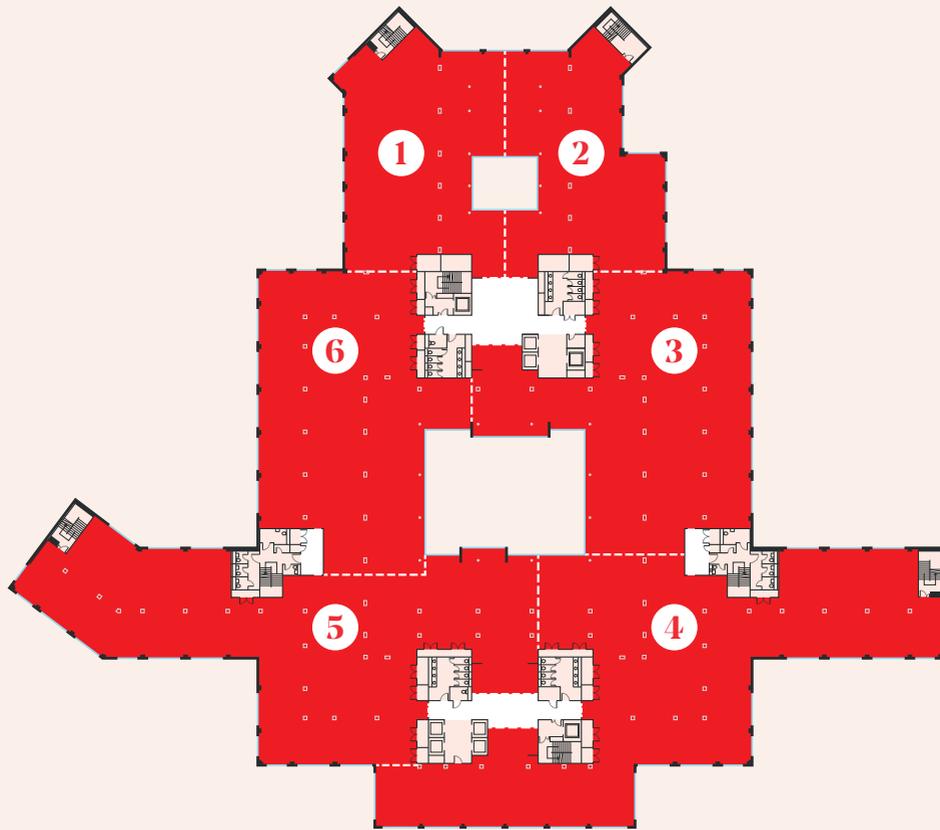
**Option Three**  
9,075 sq ft / 843 sq m

**Option Five**  
14,465 sq ft / 1,344 sq m

**Option Two**  
4,855 sq ft / 451 sq m

**Option Four**  
9,290 sq ft / 863 sq m

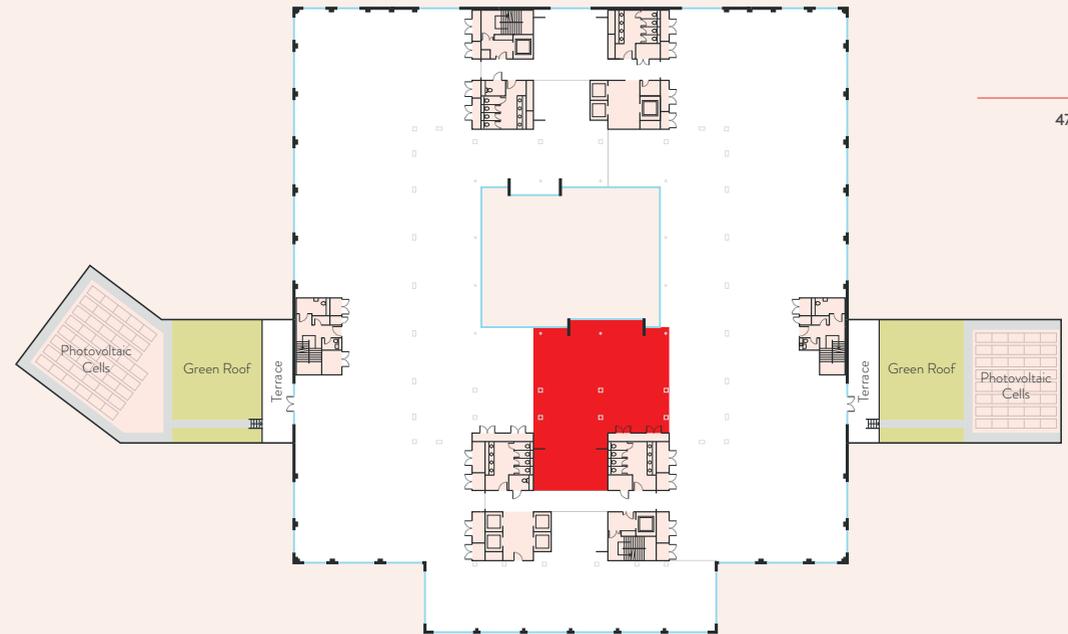
**Option Six**  
8,700 sq ft / 808 sq m



**Available offices**

2,600 sq ft / 242 sq m

**Fourth**





### Concierge

Personable and capable; our amazing on-site team provide a full concierge service to help deal with those little problems that could slow your day.

## Amenities

As well as the benefits of its town centre location, the tenants of The Charter Building benefit from built-in amenities and services.

### The Hub

The Charter Building is equipped with its own on-site café, serving artisan coffee and delicious and healthy lunch options.



### Co-working

The Charter Building are lucky enough to have Spaces based on the ground floor, providing desk space for start-ups and SMEs on the move.

## — Get in touch



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Smith  
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@CharterBuilding #CharterCollective   

The facts contained in this brochure are correct to the best of our knowledge, but (legally) please make sure you don't take our word for it. August 2023.

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**[thecharterbuilding.com](http://thecharterbuilding.com)**