



**The Porter Building**







THE PORTER BUILDING







## Welcome to something Well Different

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We're delighted that The Porter Building is the first office building in the UK to be awarded WELL Core & Shell Certification through the International WELL Building Institute™.

The Porter Building, Slough, has been designed and built to offer qualitative characteristics to benefit body and mind.

Shared amenity space is located on the ground and 5th floor offering places to play, relax and interact with others. Greater ceiling heights increase air flow and natural light and enhanced stair design, cycle parking and related facilities encourage physical activities throughout the working day.

**“In five years every new office will be seeking a WELL certification”**

Why? Simply because a wellbeing workplace creates happy, healthy and focused people that are good for businesses – they

are more productive, enthusiastic and loyal to their employer (they take fewer sick days too).

Wellness at work is not a fad. That's what some previously thought about sustainability which is now wholly mainstream. We think the same about wellbeing: In five years every building will be seeking a WELL Certification, just as today you can't build an office without a good BREEAM score.

We're certain it will be the first of many as other developers realise the importance of the physical and mental health of people in the workplace.







THE PORTER BUILDING

WELL DIFFERENT

LITTLE STEPS AND BIG STRIDES TO A BETTER WORKSPACE

Gray & Smith  
Knight Frank

SPACE AVAILABLE FROM 10,000 SQ FT

TYPICAL FLOORS OF 27,400 SQ FT

THEPORTERBUILDING.COM

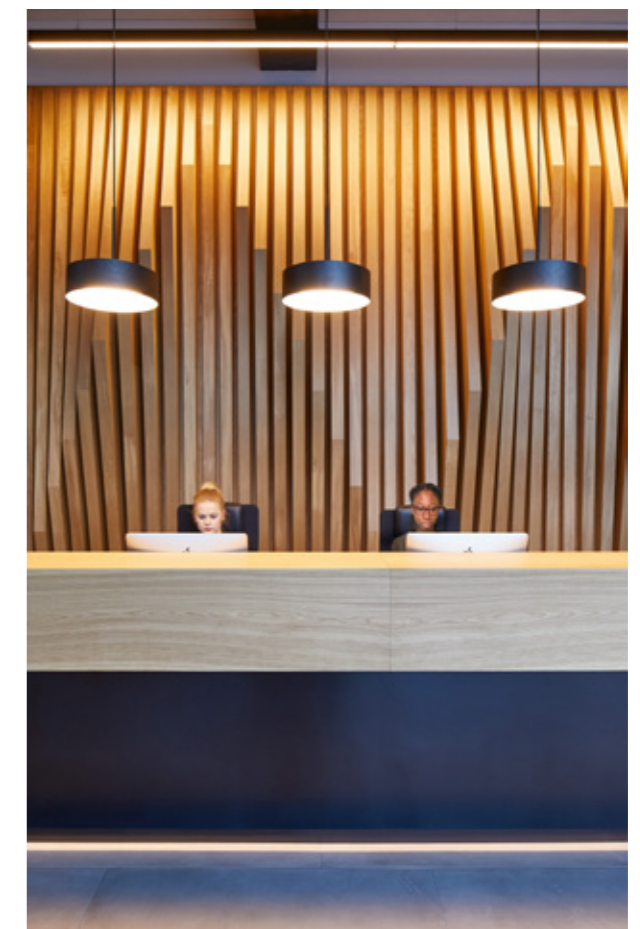
Located directly opposite Slough Station, across the newly developed part-pedestrianised square, The Porter Building provides a brand new, high-profile landmark building that embodies Slough's progressive business nature.





The naturally light, double-height reception space, manned by our helpful concierge team, provides a relaxed and welcoming meet and greet environment.

















The full-height 5-storey central atrium, which runs through the entire building, creates bright open workspaces that are flooded with natural light.





All office floors offer an abundance of natural light. The floor-to-ceiling glazing on all four aspects, coupled with the full-height central atrium, means that you are never more than 9 metres away from a window.







Showers, changing rooms, drying space and lockers – the perfect accompaniment to the 100 x secure cycle spaces.



100 x secure car parking spaces, including 10 x electrical charging points.







# NOW FOR SOMETHING WELL DIFFERENT

The Porter Building has been WELL certified 'Gold'.



## 61%

**IMPROVED AIR QUALITY ENHANCES INDIVIDUAL COGNITIVE FUNCTION BY UP TO 61%.**

The Porter Building is served by 100% fresh air where possible, with central systems designed to meet best-practice standards for ventilation and filtration.

Materials used throughout the space have been specially selected to meet strict requirements, minimise sources of indoor air pollution, and enhance occupier health.

During construction, best-practice pollution management has been implemented to deliver optimal air quality throughout the space.

Source: Harvard T.H. Chan School of Public Health, 2016



## 14%

**BY DRINKING ENOUGH WATER EVERY DAY, PEOPLE SEE A 14% INCREASE IN PRODUCTIVITY AT WORK AND AT HOME.**

Drinking water is passed through a specialist triple filter treatment system – including innovative Ultraviolet Germicidal Irradiation (UVGI) technology – to deliver top quality drinking water at The Porter Building.

Source: University of East London, 2013



## 78%

**78% OF EMPLOYEES FEEL MORE ENERGISED AFTER OPTING FOR NUTRIENT-RICH SNACKS OVER HIGH-SUGAR ALTERNATIVES, WHILST PERFORMING UP TO 45% MORE PRODUCTIVELY.**

A variety of healthy food and drink choices will be available from restaurant and café facilities, accessible from both the main reception and at street level.

Reading materials, such as magazines and cookbooks, are provided to all occupiers to enable healthier food choices.

Source: CBRE and the University of Twente, 2017



## 18%

**OPTIMAL LIGHTING IMPROVES PERCEIVED EMPLOYEE PERFORMANCE BY 18%, AND DELIVERS AN OBJECTIVE IMPROVEMENT OF 12%.**

Natural light is maximised throughout The Porter Building, through floor-to-ceiling glazing and an impressive 5-storey glass atrium core in excess of 1,600 sq ft, ensuring that occupiers are never more than 9 metres from a window.

Installed lighting systems have been designed to best-practice standards for glare control to maximise occupier visual comfort.

Source: CBRE and the University of Twente, 2017



## 71%

**71% OF EMPLOYEES FEEL HEALTHIER IN OFFICES WHICH FACILITATE INCREASED MOVEMENT, AND PERFORM ON AVERAGE 12% MORE PRODUCTIVELY.**

Open, welcoming stairs have been integrated throughout The Porter Building to increase movement by occupiers.

100 x cycle racks, showers, and changing facilities are provided for both occupiers and visitors.

Source: Harvard T.H. Chan School of Public Health, 2016



## 66%

**DISTRACTING NOISE CAN RESULT IN A 66% REDUCTION IN STAFF PERFORMANCE.**

The Porter Building has been designed to achieve best-in-class acoustic and thermal performance requirements to deliver a quality working environment for maximum occupier comfort.

The building delivers flexible space where occupiers have the ability to add detail-focused quiet space and more collaborative break out environments.

Source: World Green Building Council, 2016



## 30%

**EMPLOYEES PERFORM UP TO 30% MORE PRODUCTIVELY WHEN IN AN OFFICE ENVIRONMENT THAT SUPPORTS MINDFULNESS.**

The Porter Building integrates a variety of mindful design features, including triple-height glazing, a central glass atrium, and several biophilic elements.

A communal breakout space and terrace features a variety of planting, which provides a visual connection to the surrounding countryside.

Quality views are provided throughout all occupier spaces.

Several mature trees to the site exterior will provide a much-needed natural intervention in an otherwise urban environment.

Source: CBRE and the University of Twente, 2017



## Building Details



WELL Certification:  
'Gold'



Wired Score:  
'Platinum'



EPC: 'B'  
BREEAM: 'Very Good'



Concierge  
service



Café / restaurants  
accessed from reception



Communal  
roof terrace



100 x secure car parking  
spaces including 10 x  
electrical charging points



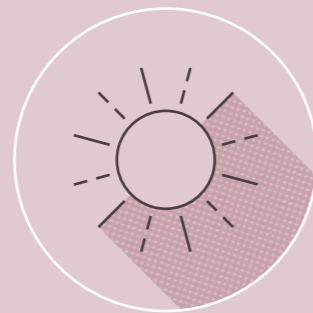
100 x secure  
bicycle spaces



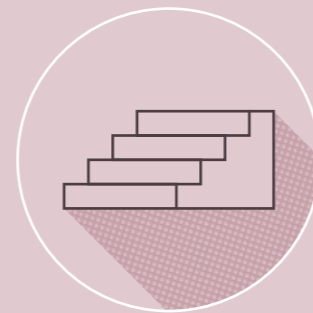
9 x showers, changing rooms,  
drying space and lockers



Ready-to-go,  
super fast WiFi



Light-filled  
central atrium



Open and  
welcoming stairs

## Accommodation

The Porter Building's floors have been designed to maximise natural light. Floor-to-ceiling glazing on all four aspects, coupled with the central atrium means that you are never further than 9 metres from a window.

### IPMS3 Schedule

5th floor private occupier clubroom	1,960 sq ft	182 sq m
4th floor offices		LET
3rd floor offices		LET
2nd floor offices		LET
1st floor offices	28,430 sq ft	2,640 sq m
Ground floor café / restaurant (West)		LET
Ground floor café / restaurant (East)		LET
<b>Office total</b>	<b>28,430 sq ft</b>	<b>2,640 sq m</b>

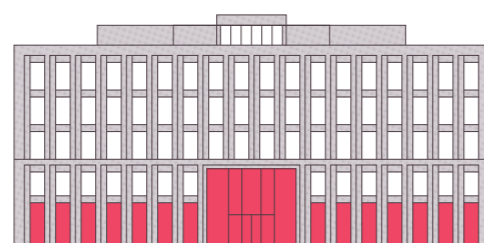




## Ground Floor

Double-height reception, café / restaurants  
100 x car parking spaces, 100 x bicycle parking spaces

  
Slough Station: 35 metres  
↑

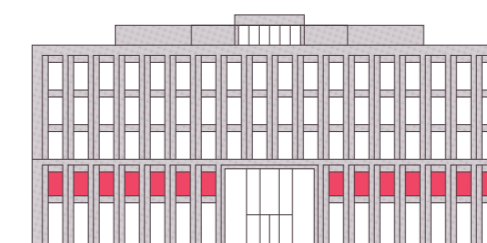
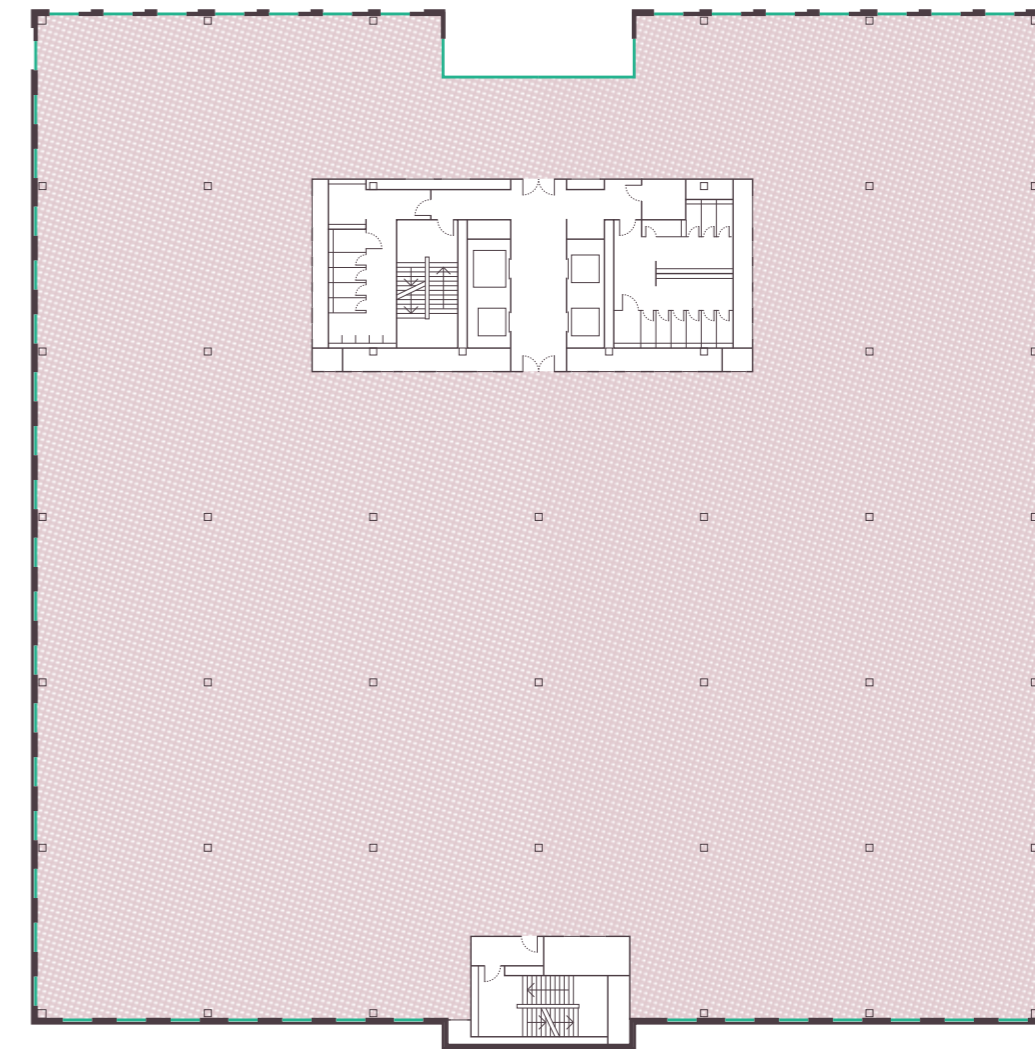


Plan not to scale. For indicative purposes only.



## First Floor

Offices: 28,430 sq ft / 2,640 sq m  
Floor-to-ceiling height: 3.6m



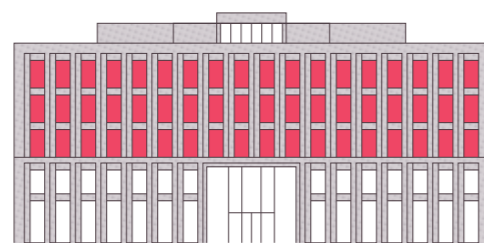
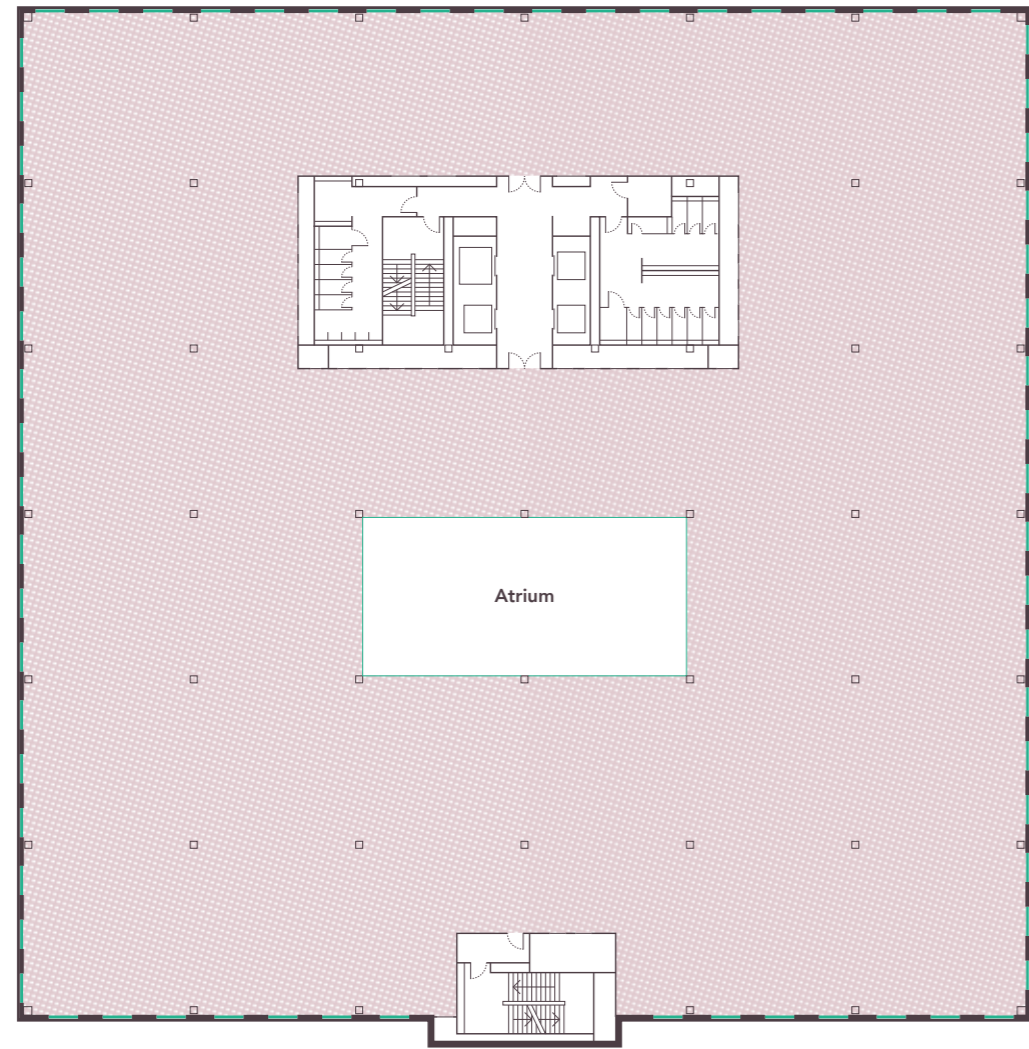
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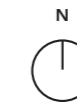


## Typical Floor

Second floor offices: 27,400 sq ft / 2,545 sq m  
Third floor offices: 27,400 sq ft / 2,545 sq m  
Fourth floor offices: 27,395 sq ft / 2,545 sq m  
Floor-to-ceiling height: 3.6m

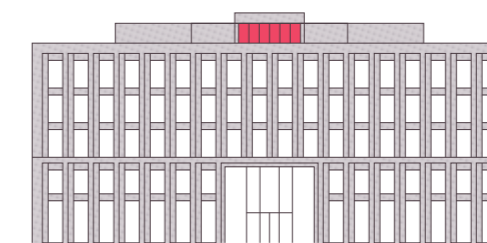
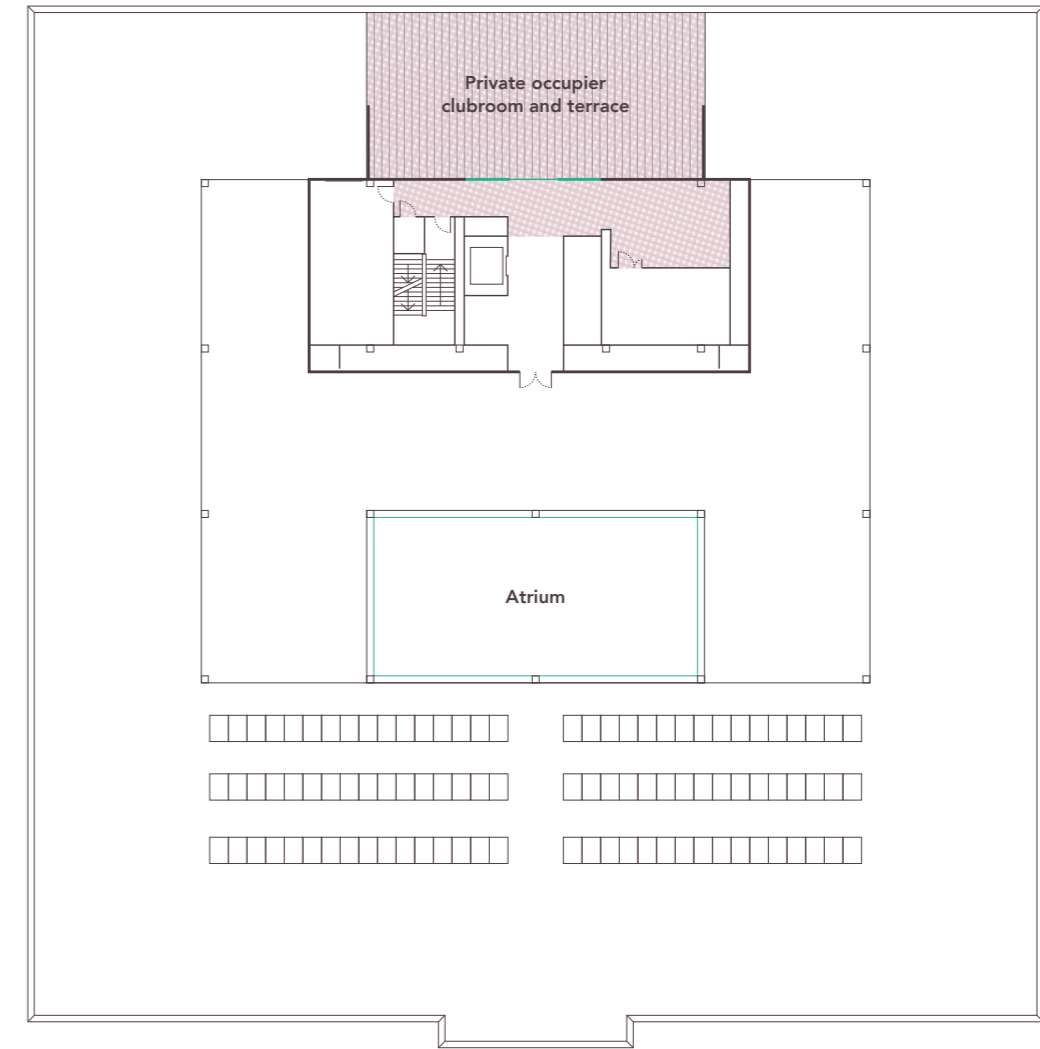


Plan not to scale. For indicative purposes only.




## Fifth Floor

Private occupier clubroom and terrace: 1,960 sq ft / 182 sq m  
Floor-to-ceiling height: 3.6m



Plan not to scale. For indicative purposes only.





Slough is  
the UK's  
best town  
to work in.  
**It's brilliant.**  
**Fact.**

SLOUGH WAS RECENTLY VOTED  
THE BEST UK TOWN TO WORK IN  
VIA A GLASSDOOR SURVEY.





## MAKE YOURSELF AT HOME

From quintessentially English to cosmopolitan centres, Berkshire provides a vast array of property types in a variety of settings that suit the lifestyle and budgets of modern living.

Average property prices		Average monthly rent	
Apartment	£235,713	One bedroom	£809
Terraced	£332,262	Two bedroom	£1,084
Semi-detached	£410,892	Three bedroom	£1,326
Detached	£823,153	Four bedroom	£1,603
		Five bedroom	£1,699



1<sup>ST</sup>

Slough is the most productive borough in the UK

£9BN

Slough has an annual turnover of £9 billion – one of the strongest economies in the UK

47,000

people live within a 10 minute walk of the town centre

500,000

people live within a 30 minute car journey of the town centre

70%

of Slough residents are home owners

(UK average 64%)

65%

of Slough's workforce are 'white collar workers'

(UK average 55%)

## BUSINESSES – IN A GOOD PLACE

Slough has an annual turnover of £9 billion, and has one of the strongest economies in the UK.

Thanks to the high concentration of headquarter businesses, it was recently ranked as the most productive borough in the country, ahead of London.

### Globally recognised

The Thames Valley is the 10th most promising region in Europe for inward investment (and 3rd in the UK), while Slough is 3rd for infrastructure, in FDi Intelligence's 'European Cities & Regions of the Future' report.

### Educated and enthusiastic

Slough's schools are in the top 10 best performers in the country at GCSE level with 68.1% of students leaving school with a minimum of 5 A\*-C grades.

There are five universities that surround Slough and constantly generate a young, enthusiastic and well educated work force for the town's businesses:

- Imperial College London
- University of West London
- University of Reading
- Brunel University
- Royal Holloway University London

# SLOUGH WHERE THE SKILLED, AMBITIOUS AND MOTIVATED CHOOSE TO LIVE

**SLOUGH HAS TOPPED JOBS SITE GLASSDOOR'S LIST FOR EMPLOYEE SATISFACTION, JOBS AND COST OF LIVING.**

The UK's M4 corridor remains Britain's global tech backbone, with companies such as Oracle, Cisco and Microsoft all along this route.

Towns and cities around the area offer pleasant environments, above average salaries and a lower cost of living, meaning an increased quality of life for employees.

## SLOUGH OCCUPIERS INCLUDE



FIAT

htc  
quietly brilliant



LeasePlan



McAfee



Lonza

O<sub>2</sub>







Slough offers very convenient shopping for me. Alexa's Patisserie in The Observatory shopping centre is a friendly, relaxed place with reasonable prices.

Erica, Support Worker



I live close to Slough and like the fact it feels cosmopolitan and eclectic. It also has good transport links as the train goes direct into Paddington, which you can't say about many places.

Stuart, Banker

# Meet the Paludians



Tasty Touch coffee shop on the High Street is really good. It's an independent shop, and the coffee is better than all the rest in my opinion.

Ladislav, Manager, Talk Talk



I have a great hairdressers here in Slough where I have been going for ages. Also round where I live there is a really good sense of community.

Zahara, Recruitment



The transforming effect of the Elizabeth Line (Crossrail) is shifting the centre of Slough towards the station.

The Porter Building, along with an additional 500,000 sq ft of new office and residential developments, is being delivered with a wealth of built-in amenities.

What's more, it is creating new and vibrant public spaces. The central walkway allows for natural flow between the train station and The Curve (Slough's newest architectural landmark), as well as the Observatory Shopping Centre.

#### The Porter Building Cafés / Restaurants

The Porter Building will host two food retailers on the ground floor, with tables and chairs spilling out onto the pavement opposite the station.

Observatory Shopping Centre

The Curve

Moxy Marriott Hotel

Wellington Street

Office Development

Office Development

Street level amenities

Stoke Road

Tesco Extra

Brunel Way

THE PORTER BUILDING

Slough Bus Station

Future residential development

Central walkway

SoulDeli

Starbucks

Brunel Way

< London

Slough Station

Maidenhead / Reading >

#### Office Development

The development will deliver two office buildings, each offering food and beverage retailers on the ground level, as well as landscaping of the public realm pathway between the station and The Curve.

#### The Curve

The Curve is a new performance venue, library and café that provides the centre piece to the 'Heart of Slough', a £400m redevelopment plan for the town centre.

#### Slough Bus Station

Newly developed, the station provides yet another lively transport hub for the town.



M4 to London & Heathrow Airport

A32 to Windsor

M4 to Reading

Slough High Street

The Curve

Moxy Marriott Hotel

Queensmere Observatory Shopping Centre

THE PORTER BUILDING

Tesco Superstore

Slough Bus Station

A32 to Beaconsfield

Slough Station







**13 mins**  
 TRAIN JOURNEY  
 FROM PADDINGTON  
 Up to 14 trains an  
 hour at peak times



**6 mins**  
 TO JUNCTION 6  
 OF THE M4  
 (1 mile)



**17 mins**  
 DRIVE TO  
 HEATHROW  
 AIRPORT  
 (8 miles)



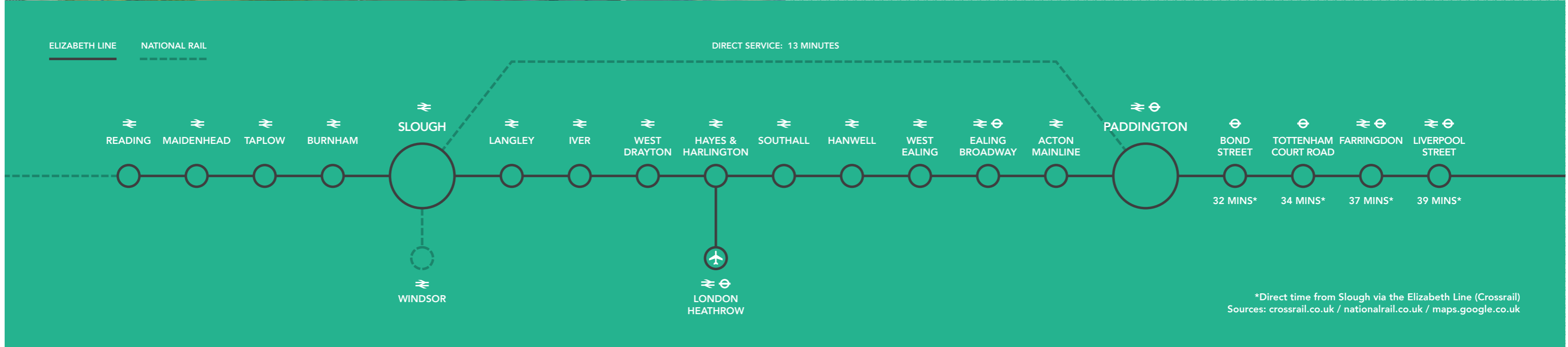
**12**  
 ELIZABETH LINE  
 TRAINS PER HOUR  
 From 2022



**6 mins**  
 DIRECT TRAIN  
 TO WINDSOR



**41 mins**  
 DIRECT TRAIN  
 TO OXFORD



# THE LONDON BOROUGH OF SLOUGH

With its fast track to the heart of London, Slough is just as well connected to the capital as many of the city's boroughs.

**Elizabeth Line** (Crossrail, from 2019)

Maidenhead	9 minutes
✈ Heathrow Central	17 minutes
Reading	21 minutes
Paddington	28 minutes
Bond Street	32 minutes
Tottenham Court Road	34 minutes
Farringdon	37 minutes
Liverpool Street	39 minutes
Canary Wharf	46 minutes

Source: [crossrail.co.uk](http://crossrail.co.uk)

**National Rail**

Windsor	6 minutes
Maidenhead	7 minutes
Hayes & Harlington	11 minutes
Reading	14 minutes
Paddington	13 minutes
Ealing Broadway	19 minutes
Oxford	41 minutes
Bristol	94 minutes
Birmingham	132 minutes

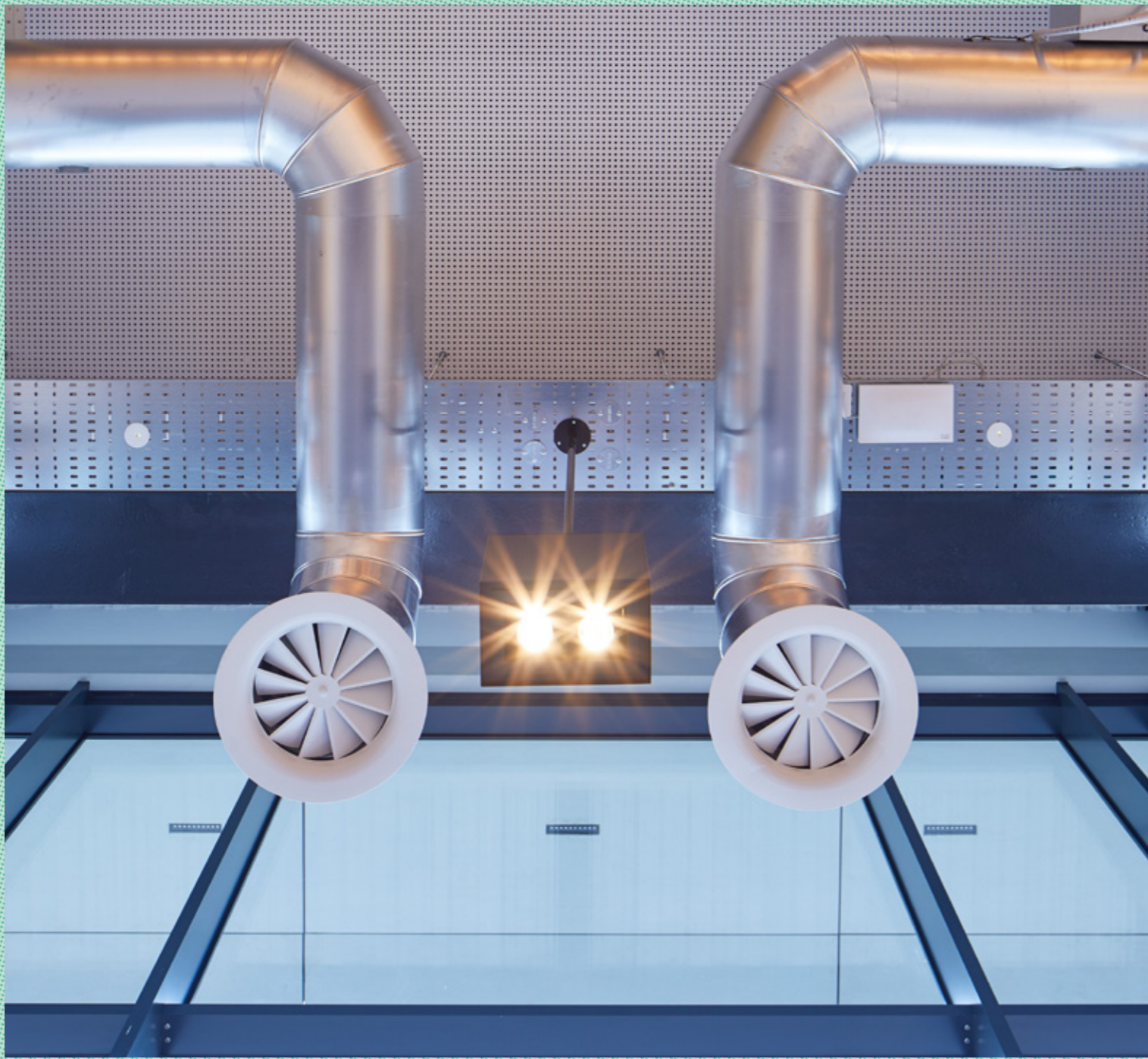
Source: [nationalrail.co.uk](http://nationalrail.co.uk)

**Travel by car**

Central London	29 miles
✈ Heathrow Airport	8 miles
M4 (J6)	1 mile
M25 (J15)	5 miles
M40 (J1A)	5 miles
M3 (J2)	10 miles
M1 (J6A)	22 miles
Oxford	45 miles
Bristol	97 miles

Source: [maps.google.co.uk](http://maps.google.co.uk)





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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. 2022.



We take all available steps to look after the environment, which is why this brochure is printed on paper from renewable sources.

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