



H O U N S L O W

Prominent office development
Providing 113,000 sq feet (10,498 sq metres)

113,000 SQ FEET (10,498 SQ METRES) OF GRADE A OFFICE SPACE,
INCLUDING THE ATRIUM, BENEFITTING A CORPORATE OCCUPIER.

THREE BUILDINGS ARRANGED WITHIN A UNIQUE ENVELOPE
ENCASING AN EXPANSIVE AND WELL LIT CENTRAL ATRIUM.

THIS PROMINENT CORPORATE OFFICE BUILDING KNOWN AS
TRINITY SQUARE OCCUPIES A STRATEGIC POSITION IN HOUNSLOW
TOWN CENTRE, WITH DIRECT AND SWIFT TRANSPORT LINKS
INTO CENTRAL LONDON VIA THE LONDON UNDERGROUND,
MAINLINE RAIL OR BY ROAD USING THE A4/M4.



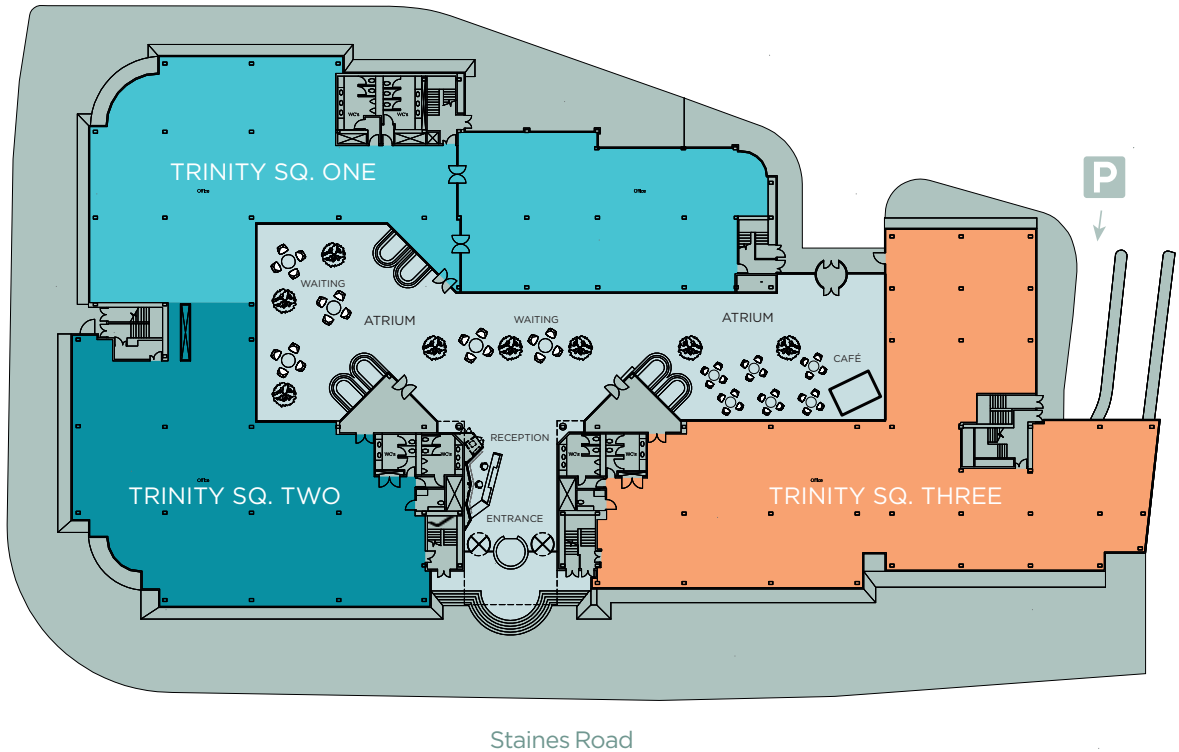
The buildings: One, Two, and Three are all designed around a full height central atrium. The expansive atrium provides a unique and impressive cascade of light to guarantee a lasting impression of this Grade A building.

The atrium hosts a welcoming reception area incorporating informal meeting areas, with direct lift access from the parking levels.

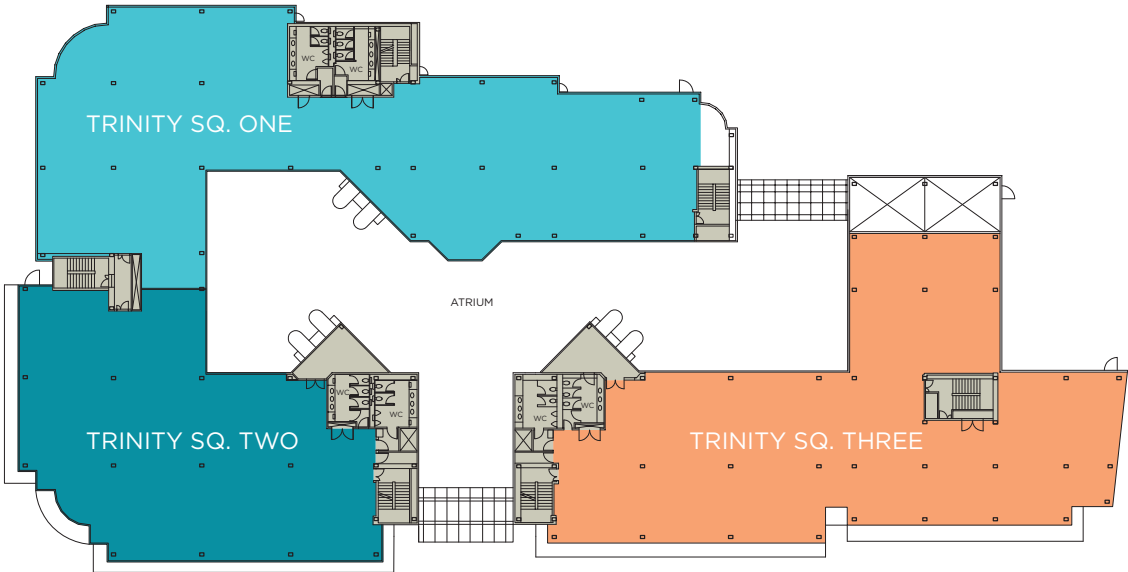
A private road provides access to two levels of underground car parking with the provision of 261 spaces, an exceptional ratio, 1:450 sq feet (1.42 sq metres), for a town centre location.



GROUND FLOOR PLAN



SECOND FLOOR PLAN



SCHEDULE OF AREAS (NET INTERNAL)

Trinity Sq. One

Floor	Office Area (m²)	Office Area (ft²)
Ground	795	8,554
First	795	8,554
Second	795	8,554
Third	670	7,209
Fourth	526	5,660
Total	3,581	38,531

Trinity Sq. Two

Floor	Office Area (m²)	Office Area (ft²)
Ground	525	5,649
First	525	5,649
Second	525	5,649
Third	525	5,649
Fourth	525	5,649
Fifth	344	3,700
Total	2,969	31,945

Trinity Sq. Three

Floor	Office Area (m²)	Office Area (ft²)
Ground	760	8,178
First	784	8,435
Second	740	7,965
Third	649	6,986
Fourth	274	2,949

Atrium	743	8,000
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GRAND TOTAL 112,989

TOTAL 70,476





The accommodation benefits from the following high quality specification:

- VAV air-conditioning
- Six scenic wall climber passenger lifts
- Full height impressive atrium
- High performance thermal and acoustic double glazing and curtain wall system
- Integral ceiling system with low glare lighting
- Fully accessible metal deck raised floor
- High quality fully tiled male and female toilets on each floor
- Unrivalled car parking ratio of 1:450 sq feet



Accommodation is arranged over ground and four upper floors throughout, with a feature fifth floor within Trinity Square Two.

The buildings are capable of both independent occupation or can be combined to provide tenants with their optimum layout.

HOUNSLOW CURRENTLY BENEFITS FROM SUBSTANTIAL INWARD AND EXTERNAL INVESTMENT, REGENERATING THE TOWN CENTRE AND IMPROVING BOTH RETAIL AND LIFESTYLE AMENITIES.



A substantial £3.5 million programme, funded by the council and the Mayor of London's Outer London Fund is already underway, beginning a transformation of the High Street.

The project will result in a more welcoming and accessible area at the heart of Hounslow:

- New seating and paving installed, trees planted to transform the appearance of the street
- New facilities will be provided for outdoor events and performances
- A pavilion in Bell Square will provide outdoor seating and a technical room to support live stage shows
- Further enhancements include an event space outside of Holy Trinity Church which may be used for more intimate events such as carol singing

- Extensive redevelopment of Blenheim Centre and High Street Quarter
- A high quality architecturally designed mixed use scheme seamlessly integrating into the surrounding townscape to create a new urban quarter for the town centre that links the Blenheim Centre development back to the High Street
- Scheme proposals contain a multiplex cinema, over 10,000 sq metres of A1 and A3 retail and a 400 unit residential scheme
- All set within a high quality public realm with improved linkages to the High Street, including a new public space to complement existing public spaces and facilitating a variety of family orientated activities
- The Treaty Centre, home to landmark retailers such as Debenhams, is undergoing a £10 million refurbishment
- Next & H&M will be opening 26,000 sq feet flagship stores in Autumn 2014



www.trinitysqhounslow.com

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Farino Cole
REAL ESTATE

020 8181 1010
farinocole.com

Damian Farino
damian@farinocole.com

Andrew Cole
andrew@farinocole.com

JLL

020 7493 4933

jll.co.uk/property

Marianne Thomas
marianne.thomas@eu.jll.com

Caroline Waldron
caroline.waldron@eu.jll.com