

Bespoke  
buildings  
available up to  
75,000 sq ft

## Glory Park Phase Two – Plot C

[www.glorypark.co.uk](http://www.glorypark.co.uk)



another development by **properties**





## Glory Park Plot C

Glory Park offers a new generation of sustainable state-of-the-art office buildings located within one mile of the M40 and within seven miles of the centres of Beaconsfield, Marlow, Maidenhead, High Wycombe, Slough and Amersham.

The Chiltern Hills rise up behind the Park and are the source of natural waterways. The River Wye and a spring-fed chalk stream have been reclaimed following the site's industrial past and now provide natural habitats for native flora and fauna, creating a uniquely tranquil environment which occupiers can enjoy.

Glory Park's design reflects its high-quality semi-rural environment; the result is a strong identity and unmistakable sense of place. The buildings themselves have been carefully grouped to create a focal point around an open public area, with a series of developments leading to the rear of the Park fronting the river. Structural and soft landscape work together to create the ambience of pavilions in parkland. Car parking is discreetly located behind the individual buildings, while a series of generous open spaces along the central spine road culminate in a new river crossing.

Following the construction of Phase 1 at Glory Park, **Building A1** has been sold as the impressive new headquarters for Paradigm Housing Association. **Building A2** has been let in its entirety to Pharmanet – a High Wycombe based company – who have decided to upgrade their accommodation. The top floor of **Building A3** has been let to Fulcrum Pharma who have consolidated operations from offices in Hemel Hempstead and Wokingham. That such high-profile occupiers have been attracted to Glory Park in this challenging economic climate is living proof that high-quality, energy-efficient buildings constructed by BAM Properties can be combined with ecological needs to work successfully together.

BAM has an innovative sustainability policy  
**BREEAM Rating –  
Excellent 70.76%\***

\*Average over Buildings A1, A2 and A3.

It is our intention to provide the same or better environmental performance for the buildings on Plot C.

### Phase 1 – completed

#### Building A1

Sold to Paradigm Housing Association  
[www.paradigmhousing.co.uk](http://www.paradigmhousing.co.uk)

#### Building A2

Let to Pharmanet  
[www.pharmanet.com](http://www.pharmanet.com)

#### Building A3

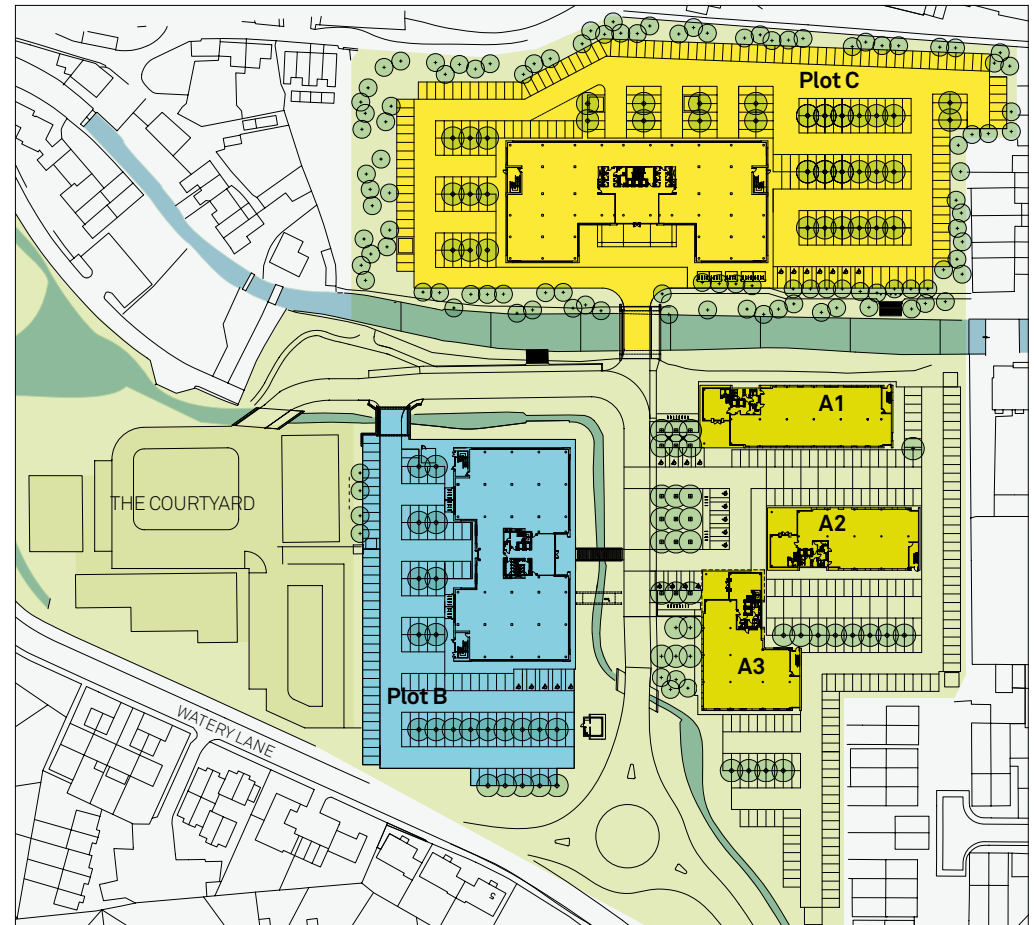
Second Floor Let to Fulcrum Pharma  
[www.fulcrumpharma.com](http://www.fulcrumpharma.com)

### Plot B

Consent for up to 47,425 sq ft  
NIA – available to pre-let  
165 car parking spaces (1:287 sq ft)

### Plot C

Consent for up to 75,584 sq ft  
NIA – available to pre-let  
258 car parking spaces (1:292 sq ft)



# Office opportunity

Phase 1 is completed and comprises buildings A1,A2 and A3. The remaining plots B and C have planning consent and can accommodate bespoke requirements for 47,425 sq ft and 75,584 sq ft respectively. When completed Glory Park will comprise over 180,000 sq ft NIA.

All the buildings at Glory Park are designed to minimise their environmental impact during occupation, without compromising the quality of the offices for users. This is achieved through the clever design to reduce solar gain and heat loss which results in lower energy consumption and thus lower utility bills for occupiers.

## Plot C

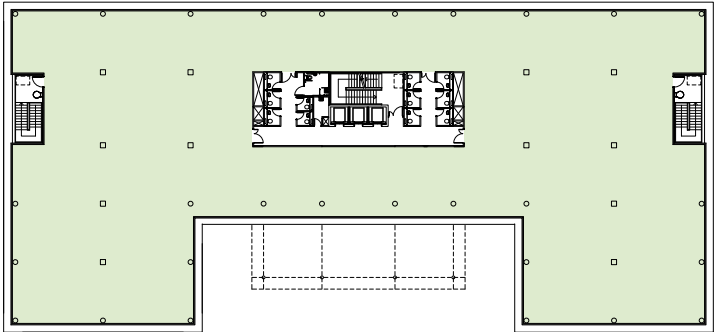
Plot C has detailed consent for a headquarters office building arranged over four floors, set around a central core. The building will provide a Grade A office environment being heated and cooled by a 4 pipe fan coil system that will allow sub division to suit the occupiers needs.

Net Internal Area	Sq m	Sq ft
THIRD FLOOR	1,685	18,137
SECOND FLOOR	1,794	19,310
FIRST FLOOR	1,700	18,299
GROUND FLOOR	1,708	18,385
RECEPTION	135	1,453
<b>TOTAL</b>	<b>7,022</b>	<b>75,584</b>

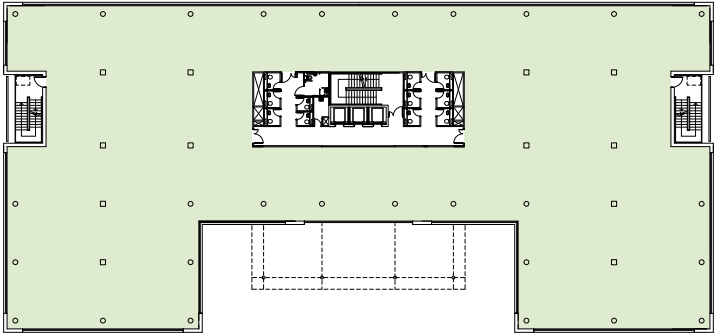
258 CAR PARKING SPACES (1:292 SQ FT)

Plans are not to scale. For indicative purposes only.

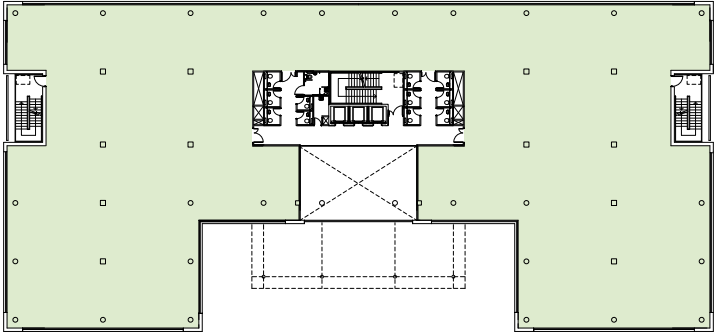
THIRD FLOOR



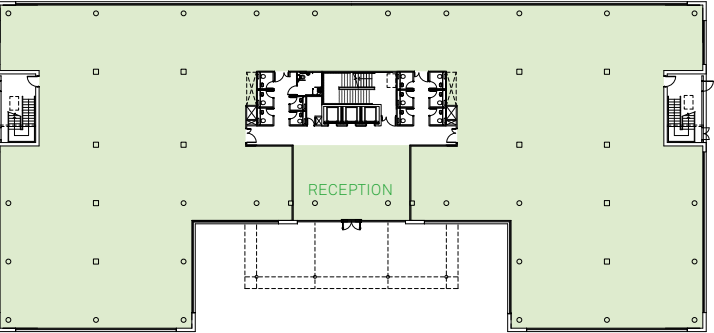
SECOND FLOOR

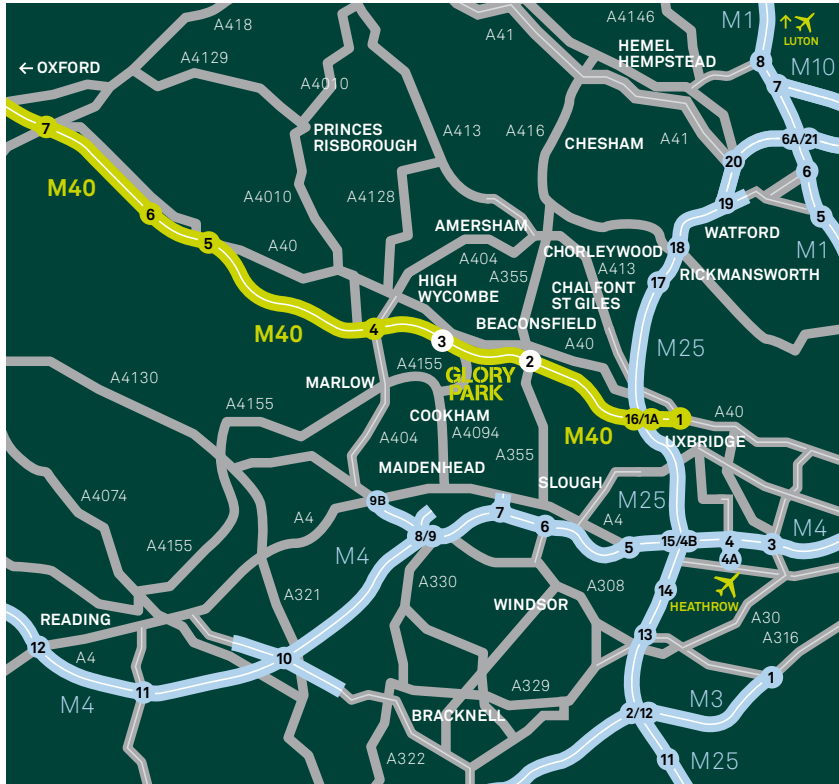


FIRST FLOOR



GROUND FLOOR





SAT NAV REF: HP10 0AP

## BAM Properties – about us

BAM Properties is a leading player in the UK property development market. We are known for high specification developments in the corporate and retail markets that create value for investors. Our high-quality, sustainable developments also bring benefits to the businesses and people who occupy them.

We are the commercial property development arm of BAM Construct UK Ltd, a major construction services company with a turnover exceeding £1 billion a year, which also engages in construction, design, and facilities management. BAM Construct is part of Royal BAM Group, a worldwide construction services company with a turnover in excess of €8 billion and listed on Euronext Amsterdam.

With staff based in offices throughout the UK, BAM Properties' key strength is our nationwide reach combined with detailed local knowledge of the market. Added to this is the backing and resources of the Royal BAM Group.

BAM Properties has developed over 2.5m sq ft over the past 25 years. Our strength lies in our ability to read the market astutely, to anticipate future trends and demands and always delivering what we say we will deliver.

[www.bam.co.uk](http://www.bam.co.uk)



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# GLORY PARK

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