

Beaufort Park

The pioneering, low carbon, 50,000 sq ft headquarters office scheme providing the most energy efficient, speculative office building ever constructed in the Thames Valley is still available, despite recent serious interest, and now offers the potential and flexibility for the building to be extended up to 86,000 sq ft



Mark Fernandez at Beaufort Park

Beaufort Park is a unique low carbon headquarters office building off Nine Mile Ride near Bracknell, occupying 8 acres within 56 acres of protected heath land and woodland. The development is a speculative prime, grade 'A' low carbon, eco friendly building located in the heart of the Thames Valley. This green project has been designed for a company wanting to demonstrate real social and environmental leadership whilst enjoying a private, tranquil and unique place to work with natural landscaping and good car parking.

Planning consent has been granted for a 3,205 sq ft extension and Bracknell Forest Council Planning Department has confirmed that a two storey office extension, providing an additional 36,000 sq. ft., would receive officer support subject to a satisfactory Employment Impact Assessment and an effective travel plan.

We are now inviting interest from a corporate social responsible company wanting to occupy a "green" headquarters building in a unique secure environment with the added future opportunity and flexibility to design a build to suit business use extension.

Clever use of energy efficient and renewable technologies has made the carbon emissions of the building over 52% lower than current building requirements.

The building envelope air tightness (2.63m²) is a 70% improvement on current building standards.

We have calculated that an occupier at Beaufort Park will achieve a 70% saving on energy costs when compared to a similar pre 2002 office building. We also believe that the total annual energy cost for Beaufort Park should only be a staggering £1.20 per sq ft. By locating to Beaufort Park the occupier will be seen as a company reducing their carbon footprint, acting in a sustainable, sound manner whilst making significant savings on running costs.

We have also calculated that an occupier at Beaufort Park will achieve savings of £4-£7 per sq ft p.a. on service charge and rates costs when compared to business park and town centre locations. **This should provide an occupier with an annual saving of up to £10 per sq ft (nearly £500,000 per year) on energy costs, rates and service charges.**

Buildings are one of the heaviest consumers of natural resources and account for around 45% of all CO emissions in the UK. It is also estimated that by 2025 they will use more energy than any other category of 'consumer'. Buildings in short are expensive, both in terms of real estate and operating costs, and in what they cost the planet.

New government legislation is now beginning to set new standards for building development and energy efficiency, but the movement to low carbon design is slow. Beaufort Park is one of the few exceptions and we are proud that our Percentage Emission Reduction Commitment is 52% and our Energy Performance Certificate is a high level Band B (29). The simple and straightforward introduction of photovoltaic panels on the roof would take the building up to Band A and probably create the most sustainable and energy efficient speculative office building in the UK!

On 24th July 2009 the European Commission authorised a National Plan proposed by the UK called the 'Carbon Reduction Commitment' related to energy consumption rather than energy production. This has huge implications to all large property owners and occupiers.

The Carbon Reduction Commitment is intended to encourage improvements in energy efficiency which can save organisations money, while reducing the risk of climate change. It will introduce a 'name and shame policy' and a performance league table that will provide a significant incentive for companies to improve their reputations as environmentally conscious organisations. Failure to participate will result in monetary fines. In addition, financial incentives

will be paid to the best performers, thus encouraging companies to develop energy management strategies and generate emission awareness at a senior level.

We think that the move to low carbon building occupation is inevitable, although the current downturn is severely hampering production with the development pipeline totally turned off.

As the Carbon Reduction Commitment gains momentum we are certain that the financial and promotional reasons for companies to engage fully with the CRC and invest in low carbon buildings, such as Beaufort Park, will be compelling. Companies who simply aim to comply with the paperwork will incur additional costs and risk their reputations in an ever increasingly eco-aware consumer environment.

Beaufort Park is available on a leasehold or freehold basis. The asking rental for the 50,000 sq ft building is £28.50 psf p.a.

Further details on the project can be found at:

www.beaufortparkoffices.com

If you would like to discuss the building in more detail or arrange a viewing please call me on **07836 511 192**.

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