

# THE HOTEL WITH EVERYTHING UNDER ONE ROOF

# MAXIMUM REAL ESTATE VALUE

A real lifestyle hotel offering fabulous rooms and state-of-the-art health and fitness facilities. Our unique Village Business Club offers modern, flexible meeting spaces and nutritious and delicious food and beverage offerings including Starbucks.

## GUEST COMFORT

Each room 15m<sup>2</sup>, huge walk in showers, 2m wide beds, 55 inch HDTVs with full entertainment package, in-room voice assistant tech for up to date hotel information and high speed wifi.

### STATE-OF THE-ART GYM

Health & fitness clubs averaging 3,500 local members. State-of-the-art gym facilities, fitness studios, a dedicated spin room, pool, sauna and steam room.

# PUB & GRILL AND STARBUCKS COFFEE

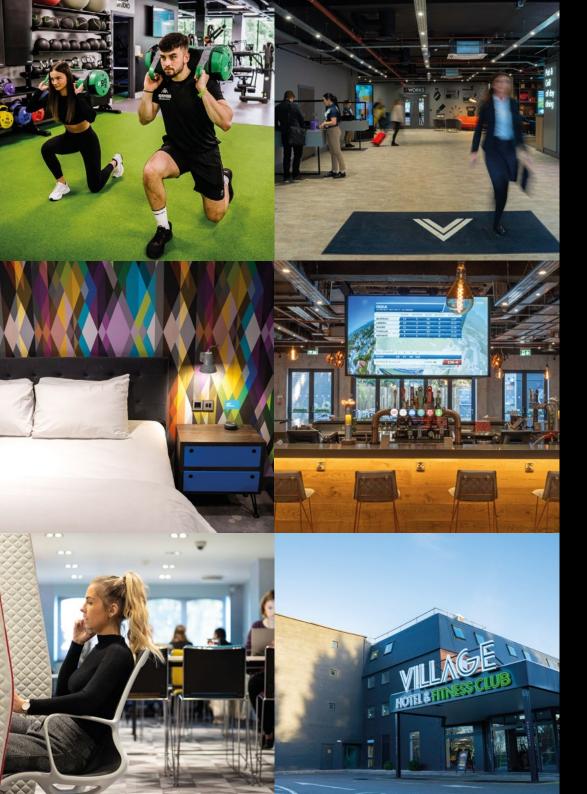
Proper Pub & Grill restaurant combined to provide an all-day dining facility with a full-service Starbucks; driving hotel guests, leisure club members and engaging the local community.

### LATEST TECH FOR MAXIMUM EFFICIENCY

From booking on our app, to self check in, online food ordering and in-room technology, our guests enjoy a fluid experience at every touchpoint.

## BUSINESS CLUB

Unique, full-service membership club with modern and stylish co-working facilities, full business and meeting services including meeting pods, boardrooms, flexible meeting and event spaces.



# CONVERTING BRACKNELL INTO A SUCCESS STORY

Our acquisition and conversion of Hilton Bracknell demonstrate how we turn an existing property into a thriving new Village concept with 'everything under one roof'.

# **STRONG** LOCAL

DEMOGRAPHICS

### **FREEHOLD** PROPERTY

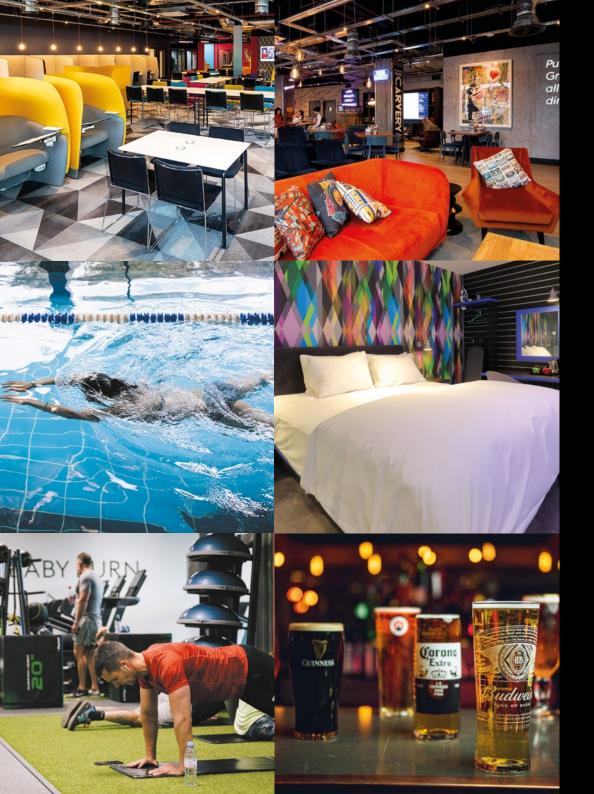
- Overall floor area: 9,655m²
- No. rooms: 212
- Parking spaces: 250
- Health & Fitness: 1,408m<sup>2</sup>
- Average room size: 24m<sup>2</sup>
- Pub & Grill: 354m<sup>2</sup>
- VWorks: 392m<sup>2</sup>
- Starbucks: 125m<sup>2</sup>
- Studio / function room: IO5m²

# **EXCELLENT** TRANSPORT

(situated between M3 and M4. close to Heathrow and direct lines to London Waterloo)

### **STRONG** CORPORATE AND LEISURE DEMAND DRIVERS

**ACQUISITION TO FULL** OPENING IN 10 MONTHS



# BLACK BOX 2.0 NEW BUILDS

# GYM & POOL 1,055M<sup>2</sup>

Village Hotel Club complements residential, business, retail & leisure locations with a unique mix of high quality accommodation and lifestyle amenities all in a single, space-efficient package.

# FLEXIBLE SPACE FOR MEETINGS & EVENTS

## 250+ CAR PARKING SPACES

Variable based on proximity to major transport hubs and existing shared provision.

153+
BEDROOMS

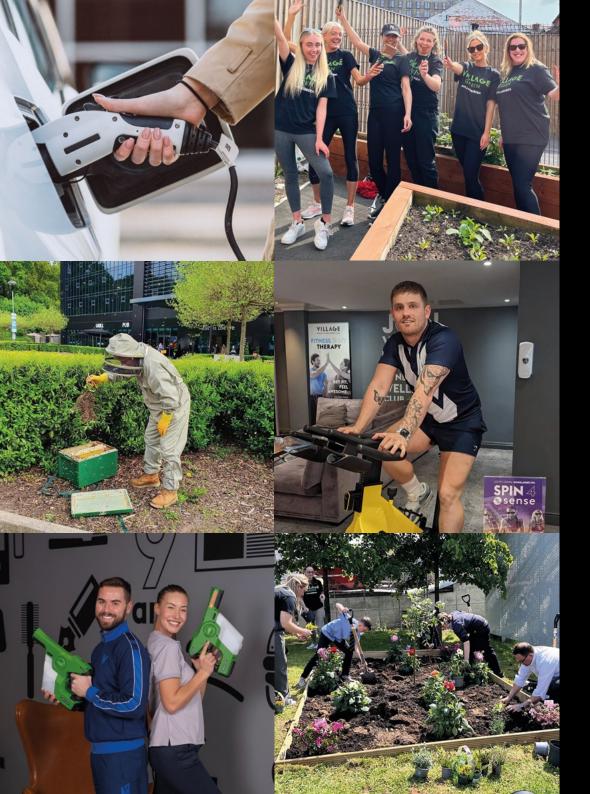
(Typically 15M2)

FOOTPRINT 2,280 M<sup>2</sup>

PUB & GRILL AND STARBUCKS

346M<sup>2</sup>

6 STOREYS



# VILLAGE GREEN

Village Hotels strive to be responsible and sustainable members of the community in everything we do, whilst acting as a hub for the local area, where people come together to work out, stay, meet and play

Our VILLAGE GREEN initiative has a positive impact on the communities we operate in, both environmentally and socially:







our community



health & wellbeing

Dedicated ESG roles for Directors and Managers plus a Steering Group of Senior Leaders to achieve our Sustainability Goals

By the end of 2023, our hotels will have IOO\$ renewable electricity backed by Renewable Energy Guarantees of Origin (REGO) certificates

Science Based Target Workstream partnership with Accenture with the common goal of keeping global warming to no more than 1.5°c

A number of our hotels achieving very good BREAM status with a view to all hotels receiving an assessment

Electric vehicle charge points are already available at some Village locations, with a full roll-out underway

Our Sustainability Stars are focussed on energy and waste consumption at a local level, helping reduce our overall carbon footprint

Supporting national charities including SENSE, helping thousands of people who are deafblind or have complex disabilities to fulfil their potential

Supporting local organisations such as The Cobalt Apiary in Newcastle, a beehive project helping to grow and build colonies to support our ecosystem

FIND OUT MORE

VillageHotels.com/VillageGreen

# **33 HOT** IN REGIONAL

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### SCOTLAND •

Aberdeen Edinburgh Glasgow

### NORTH EAST & YORKSHIRE

Leeds North Leeds South Newcastle

### **NORTH WEST**

Blackpool Liverpool Manchester Ashton Manchester Bury Manchester Cheadle Manchester Hyde Warrington Wirral

#### CONVERSION

NEW BUILD

### MIDLANDS

Birmingham Dudley Birmingham Walsall Coventry Nottingham Solihull

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#### **WALES**

Cardiff Chester St David's Swansea

#### **SOUTH**

Portsmouth •

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Bournemouth Bracknell Bristol Basingstoke Southampton Eastleigh Farnborough Maidstone Milton Keynes (coming soon) London Watford Swindon

I'm made of good stuff, sustainable recycled stock!

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# Vork out,

## **Village Hotels.com**development@villagehotels.com

TAKE A TOUR

