



WEXHAM SPRINGS

ABOUT

The 39-acre site is surrounded by a wealth of amenities for staff and visiting clients to enjoy. The local area offers several hotels and prestigious golf and country clubs including Cliveden & the Langley Country Club & Spa, Stoke Place, Crowne Plaza Gerrards Cross and Pinewood Hotel.

SUMMARY

The 39-acre Wexham Springs site is a prime location in an ideal geographical location for the development of a Media Hub encompassing Film and TV Production bases, including offices and post-production editorial and visual FX facilities. Furthermore, with potential government backing, we will establish a Media Training Centre that will serve as a one-stop shop for over 100 various media talents in the media sector.

By locating the training centre on-site, we will be able to feed freshly certified industry professionals straight into on-site productions.

The intention, as with Netflix who are already occupying an entire 26,000 sqft building, is to invite additional streamers and US studios on board and establish the brand as a worldwide production powerhouse.

James Enright, the Chief Executive Officer of Stage Fifty, has over 20 years of film and television production expertise. James has been fortunate to be able to create and provide the greatest creative and technical facilities and services to major film and television projects in the UK and Europe. He continues to bring new ideas and fresh thinking to film services and facilities that contribute to and improve film production and studio settings.

Our objective, together with our carefully selected team, is to acquire larger properties surrounding the M25 to develop larger-scale stages and workshops, with each site supporting the others.

Additionally, the board team is currently developing and producing our own productions, and this site will allow us to base some of these projects in Wexham Springs.

Unlike any other site that exists in the UK, we have personal relationships with Studio Executives, Producers, Directors, and Post Supervisors.

CONCLUSION:

The Chancellor announced this week a substantial increase in the UK Film Tax Credit of - 34%. Last year, international media production brought 5 billion into the UK, and the government paid out £1 billion to studios and producers, demonstrating such strong support.

Wexham Springs is the ideal property for our team to establish a strong presence in the UK's third largest industry, media.



WEXHAM SPRINGS

SUMMARY

THE TEAM

RICHARD WHELAN, CEO

Whelan began his film career in 1985 and has worked as an Assistant Director and Producer for more than 30 years. He co-produced "Assassins Creed" with Michael Fassbender, "Mamma Mia Here We Go Again," "Finding Your Feet," and "Locked Down" with Anne Hathaway and Chiwetel Ejiofor, and executive produced "Locked Down" with Anne Hathaway and Chiwetel Ejiofor. Whelan finished the \$300 million Epic streaming series "Citadel" for Amazon Studios in 2022, with an April 2023 premiere date. Whelan's production company is working on a number of projects for film and television, including a feature film adaptation of the hugely successful British television series "The Professionals."

CFO - IAN GIBBON

Gibbon received his Chartered Accountant qualification from the Institute of Chartered Accountants in 1976. In 1977, he joined Alliotts, a private practice accounting business. Gibbon was Head of Media as well as Head of Corporate Finance, with major clients like Twickenham Film Studios. Ian's tremendous experience in negotiating and obtaining Film & Tax Credits for UK Productions, as well as his in-depth understanding of the UK tax system, particularly as it relates to media, will boost our plans for expansion. Ian's expertise as a former Senior Partner at Alliotts and his strong ties with the British Film Commission will also give this new enterprise considerable legitimacy.

CHAIRMAN OF INTERNATIONAL SPORTS BRAND JD SPORTS - ANDREW HIGGINSON

Andrew Thomas Higginson is a business executive from the United Kingdom. He was the Chairman of Morrisons in 2017, the Non-Executive Director of Woolworths in South Africa, the Chairman of N Brown Group, the Chairman of ITC Luxury Travel Group, and the Chairman of corporate financing business Clearwater International. Sports brand giant JD Sports' Chairman was recently appointed to him. Andrew will be a fundamental member of our team, advising on all elements of business strategy and opening numerous doors to both the UK press and City financial institutions.



WEXHAM SPRINGS

THE TEAM - CONTINUED

MANAGING DIRECTOR - CHRISTIAN McWILLIAMS

McWILLIAMS and WHELAN have collaborated for many years. McWILLIAMS has worked as a location and unit manager for over 30 years and is the key contact for the Moroccan Film Fund, which has brought \$200 million in Hollywood film productions to Morocco. McWilliams has now been back in the UK for 5 years and has excellent contacts with Warner Bros., Netflix, HBO, and Amazon. McWilliams was recently tasked with locating a UK base for the very successful "Wednesday" TV series, which was formerly shot in Budapest.

MOVIE DIRECTOR -TOM ACKERLEY

Tom is the Co-Founder of Lucky Chap Entertainment and a hugely successful Independent Producer. BAFTA/Academy Nominated: I, Tonya; BAFTA/Academy Nominated: Promising Young Woman; "Barbie" - \$100 million Feature Film, filmed at Leavesden Studios in the United Kingdom. Tom is working on the prequel film to the giant Oceans 11 franchise.

EX FOOTBALL MANAGER /PUBLIC FIGURE HARRY REDKNAPP

Harry is most known for his career as a football manager, which he began after retiring from professional football in 1983. He has managed some of England's biggest clubs, including West Ham United, Portsmouth, and Tottenham Hotspur. Throughout his managerial tenure, Harry took Portsmouth to the 2007/2008 FA Cup Final and Tottenham to their most successful Premier League finish in 2009/10, finishing fourth and clinching Champions League Football. That season, Harry was named Premier League 'Manager of the Year,' becoming only the second manager to accomplish so in a season in which his team did not win the title. Harry was most recently the manager of Birmingham City. His media career has included BT punditry and analysis. Talksport and Sport.

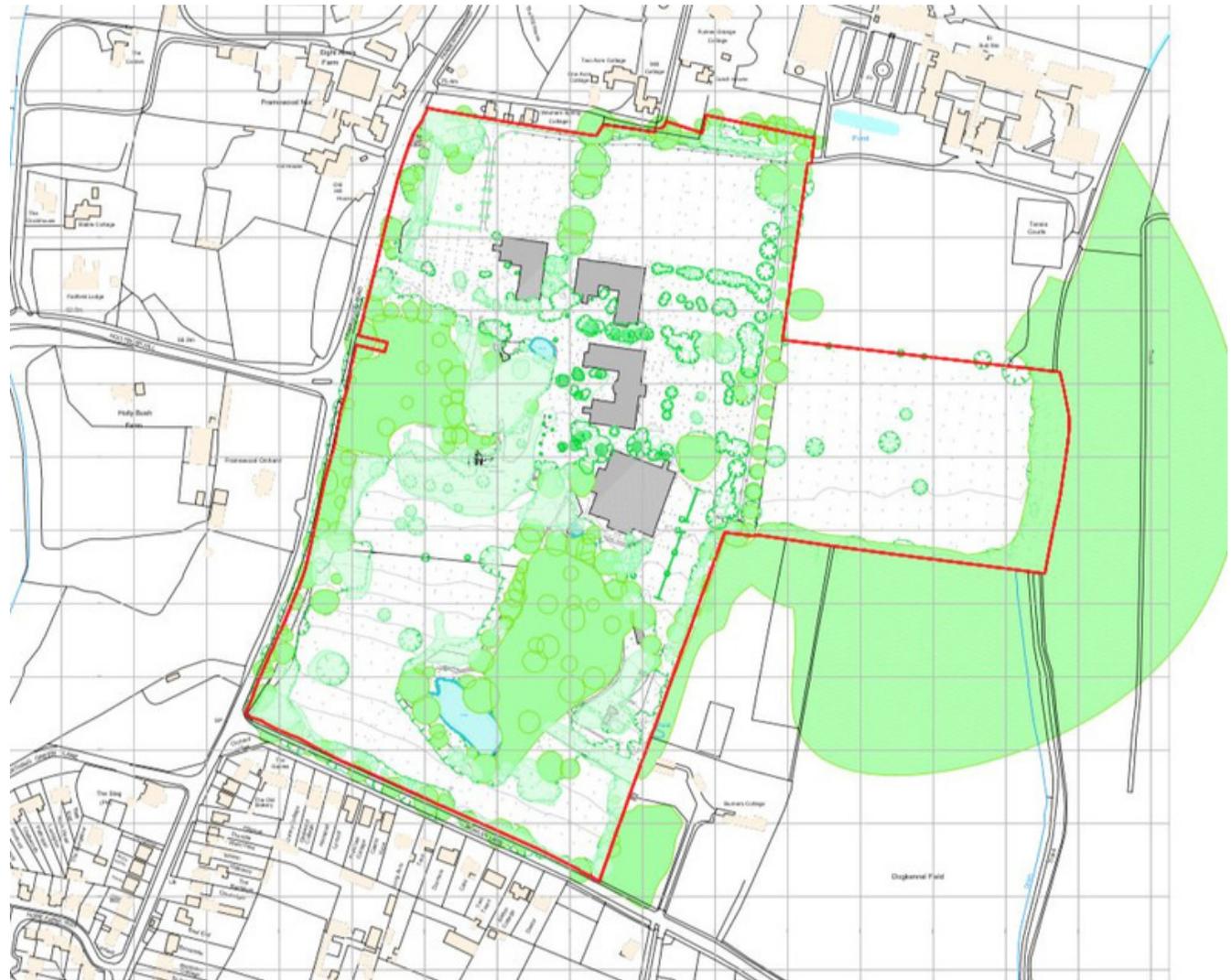
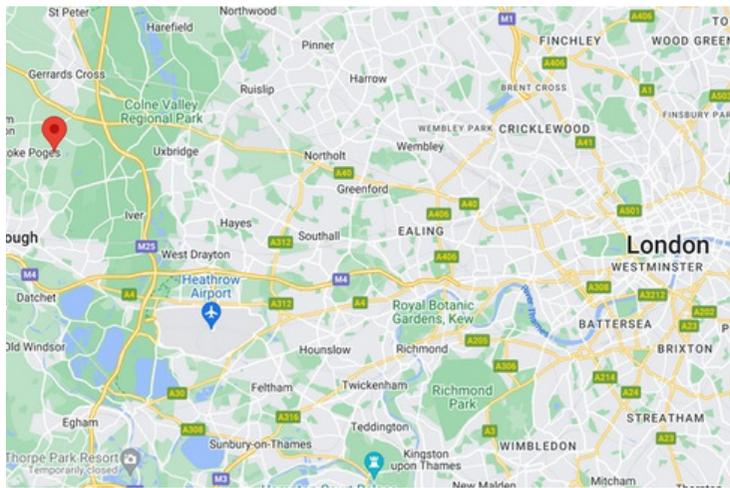
ACTOR/PRESENTER DANNY DYER

Danny Dyer was born on July 24, 1977, in the Custom House neighbourhood of east London, England. Danny was discovered in a Day Drama School for disadvantaged children in Kentish Town by agent Charlotte Kelly, who landed him an audition for the role of Martin Fletcher in the Granada Television series Prime Suspect 3. (1993). He was cast in the role at the age of 14 and worked with Mirren. Danny had a quiet period in terms of work pouring in, but following a few prominent roles in Thief Takers (1995) and Soldier (1991), the film, TV, and stage work poured in, making him one of London's most sought-after performers. In addition to his film and television career Danny's current on-screen role is on the UK's biggest soap Eastenders.

When combined with the above mentioned, will provide a wealth of information, property experience, relationships, and financial planning.

Our team have an extensive range of Media relationships allowing us to put Wexham on the map.

WEXHAM SPRINGS



Location

Located just 9.2 miles away from Heathrow Airport and a 7-minute drive from the world-renowned Pinewood Studios and Black Park Country Park on the doorstep, this exclusive site is within close reach of a huge catchment population in the West London area. Wexham Springs is conveniently close to the M4, M40 and M25, yet situated in the beautiful Buckinghamshire countryside. Wexham Springs has continued to be a popular choice for blue chip businesses seeking a secure, calm working environment.



Office Space

The four newly refurbished individual office buildings each provide Grade A office space on two grand scale levels grouped around a full-height welcome hall that serves as the building's core. The 28,065 SQ FT self contained buildings situated in the 39 acre park contain a new VRF air conditioning system, Refurbished male & female WCs on each floor, Space earmarked for showers and lockers, 8-person passenger lift and excellent car parking provision of 125 spaces (1:224 sqft)



History

Wexham Springs, once the grounds of a medieval manor house, has been used as an office development since the 1990s, when it was sold by the Cement and Concrete Association, who owned it from 1948. The re developed mid-1990s business site was also once known as Slough business park before being sold in 2014.



Other Information

The 39-acre park includes four Grade A newly refurbished individual office buildings and associated car parks with outbuildings, extensive landscaping to the south, and a tennis and small football pitch to the north. The site also holds 15 acres of brownfield land.





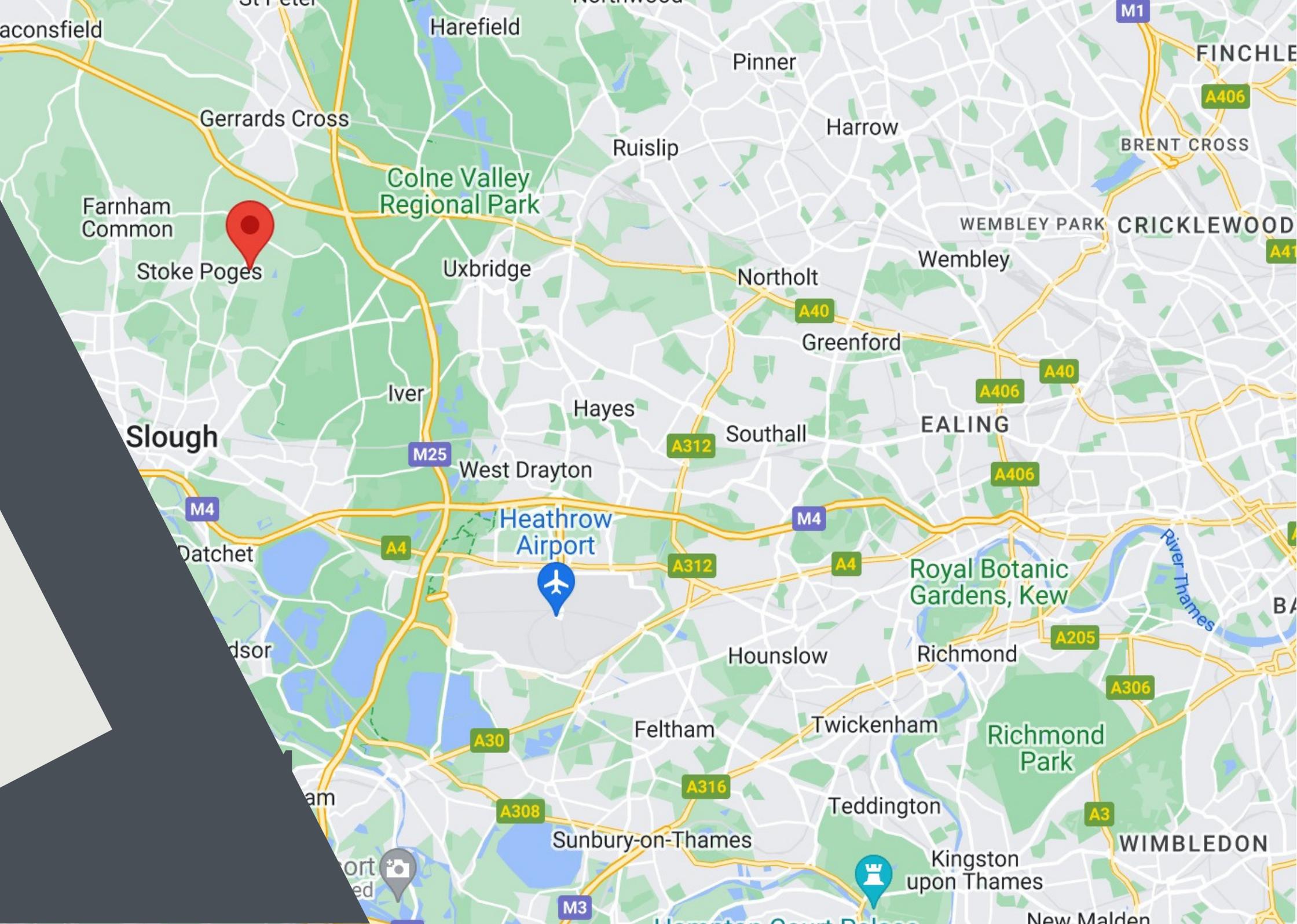








ROW
RECEPT





FRANKWOOD ROAD

Old Hill House

FURZENE

GALLIONS

ROWLEY

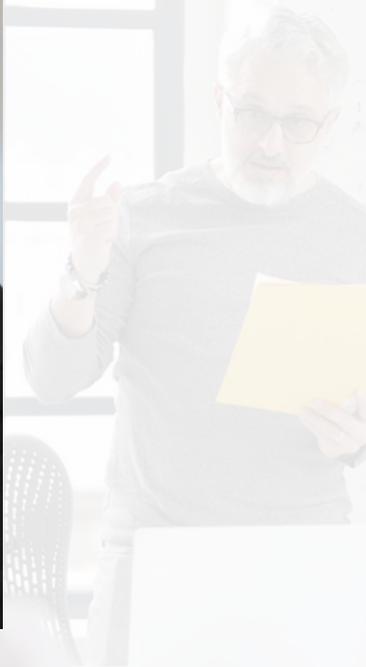
WYMERS

Tennis Courts

Pond

Burners Cottage

Town



Christian McWilliams

MANAGING DIRECTOR

McWILLIAMS and Whelan have worked together over many years. McWILLIAMS has worked as a Location and Unit Manager for over 30 years and has been the main liaison for the Moroccan Film Fund, bringing \$200m Hollywood Film Productions to Morocco. McWilliams has now settled back in the UK for the last 5 years and has superb relationships with Warners, Netflix, HBO and Amazon.

McWilliams has been recently tasked with finding a UK base for the hugely successful "Wednesday" TV series previously filmed in Budapest.