

High Quality Business Park Offices

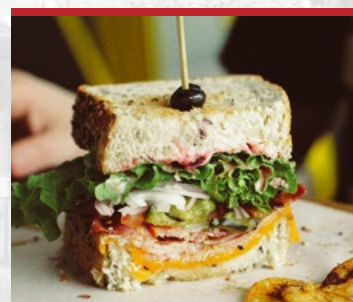
Close to Heathrow Airport, local amenities and transport links



Southall Lane, Heathrow
Middlesex UB2 5NH

THE SQUARE
HEATHROW

The Square's external seating and on-site café facility provide community breakout areas for tenants to meet informally, contributing to the overall enjoyment and productivity of employees.





**Estate
CCTV**



**Video Door
Entry System**



**LG7 Compliant
Lighting**



**VRF Comfort
Cooling & Heating**



**On Site
24 Hr Security**



**Cafe with
External Seating**



**David Lloyd
Gym**



**Tesco
Superstore**



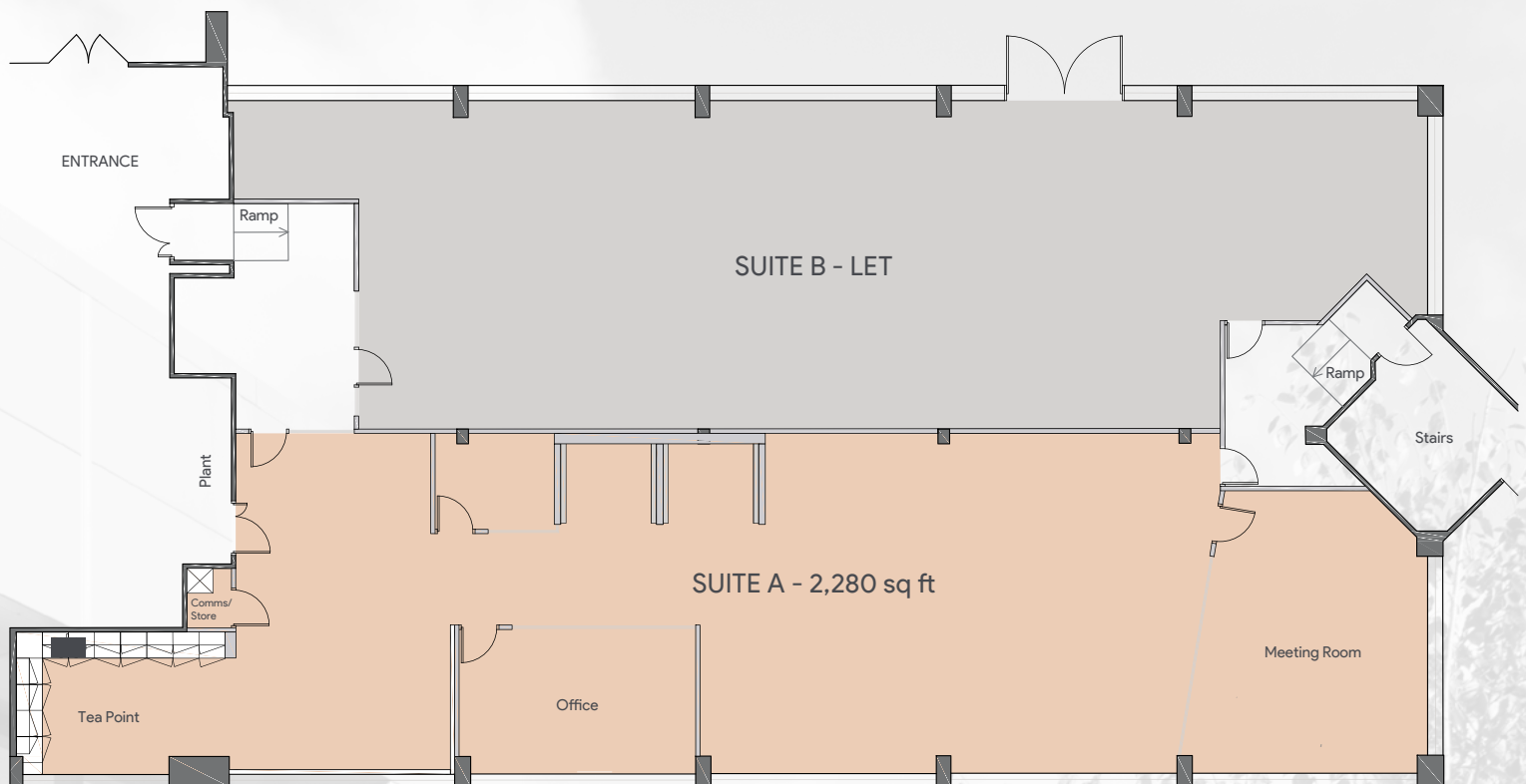
**Car Parking Spaces
(1:307 sq ft)**

The Square is an established office park close to Heathrow comprising 4 self-contained buildings providing high specification office space with double-height fully glazed reception areas. The park is attractively landscaped and benefits from generous car parking and an on-site café facility in the centre of the park. It is ideally located within a mile of the M4 (J3) and 3 miles of the airport.



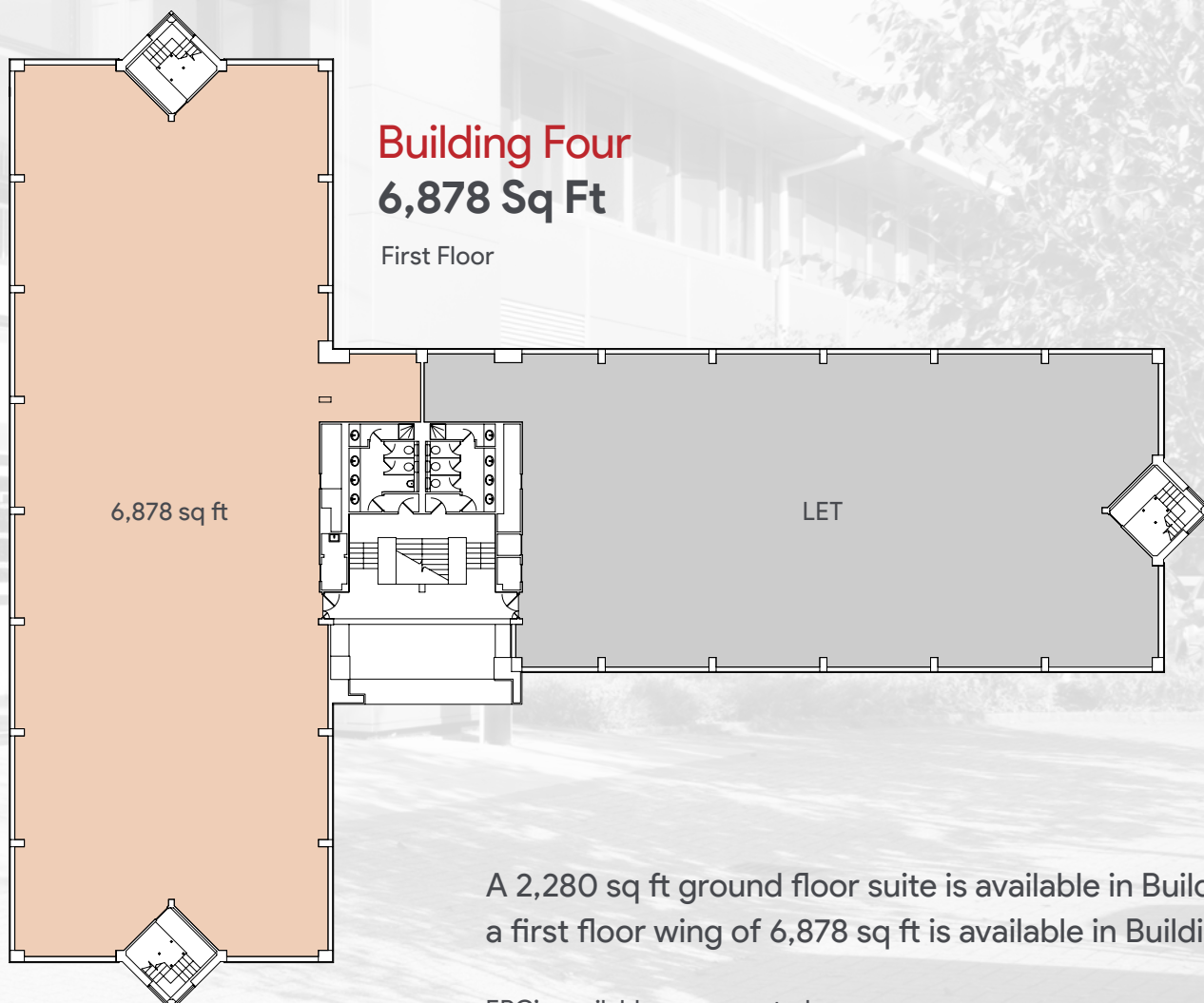
Building One 2,280 Sq Ft

Ground Floor



Building Four 6,878 Sq Ft

First Floor



A 2,280 sq ft ground floor suite is available in Building One and a first floor wing of 6,878 sq ft is available in Building Four.

EPC's available on requested.

SAT NAV: UB2 5NH



Elizabeth line

Road		Rail (Hayes and Harlington)	
M4 J3	Less than 1 mile	Heathrow Connect	6 minutes
M4 J4 - London Heathrow	3 miles	London Paddington	16 minutes
A40	4 miles	Oxford	1 hour 36 minutes
M25/M4 Intersection	4.5 miles	Air	
M3 J1	10 miles	London Heathrow	4 miles
M1 J1 (Brent Cross)	14 miles	RAF Northolt (Private Charter Flights)	5 miles



www.squareone-heathrow.co.uk

For further information:

Our team is pleased to respond to any enquiries. Please feel free to contact any of the agents below for additional information.



Natasha Ryan
natasha.ryan@altusgroup.com
T 01753 689 000
M 07818 514 379



Paul Flannery
paulf@desouza.co.uk
T 020 8707 3035
M 07946 422920