

HEATHROW BOULEVARD



FIVE EXCEPTIONAL OFFICE BUILDINGS DIRECTLY OPPOSITE HEATHROW AIRPORT

Bath Road, Heathrow, UB7 0DQ www.heathrowboulevard.com





Heathrow Boulevard consists of **5 impressive headquarters buildings** in a vibrant business park, prominently located opposite **Heathrow Airport**

The ideal strategic location for today's business. Heathrow Boulevard is a campus of five modern self-contained office buildings set in a mature landscaped environment with immediate access to the M4, M25 and Heathrow Airport.



Heathrow Boulevard opposite Heathrow Airport



- 1 Heathrow Boulevard 1
- 2 Heathrow Boulevard 2
- 3 Heathrow Boulevard 3
- 4 Heathrow Boulevard 4
- 5 Heathrow Boulevard 5



- 6 Holiday Inn & Staybridge Suites - café, sports bar & Italian restaurant
- 7 Leonardo Hotel - bar & restaurant
- 8 Renaissance Hotel - café, bar, restaurant & health club
- 9 Esso garage

- 10 Radisson Red London Heathrow
- 11 Sovereign Food & Wine
- 12 Marriott Hotel - Carluccio's
- 13 Ibis Hotel - Fogg's Kitchen & Bar

Location



Heathrow Boulevard is an established business location



Cafés, shops, bars and restaurants all within walking distance

Close to the M4 (J4) via Heathrow Spur and the M25 (J14)



By car from HB to

Terminals 2 and 3	5 mins
Terminal 5	6 mins
Staines	12 mins
Central London	30 mins
M25 (J14)	7 mins
M4 (J4)	4 mins



Train (Heathrow Express)

Paddington Station	15 mins
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T5 Underground Heathrow

Piccadilly Line

Green Park	52 mins
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Elizabeth Line

Tottenham Court Road	45 mins
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Local Bus* / Walking



HI Pizza & Sports Bar, Holiday inn

Walking: 3 mins



Sandwich Bar

Bus: 2 mins / Walking: 10 mins

Sovereign Court Shops

Bus: 3 mins / Walking: 10 mins

Costa, The Premier Inn

Bus: 4 mins / Walking: 15 mins

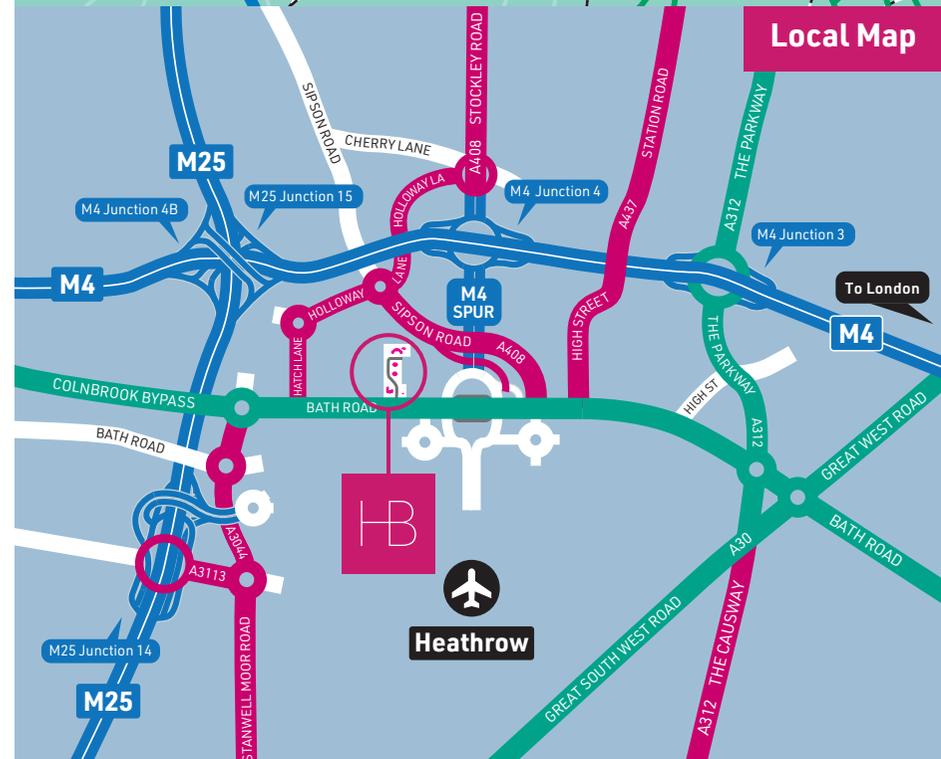
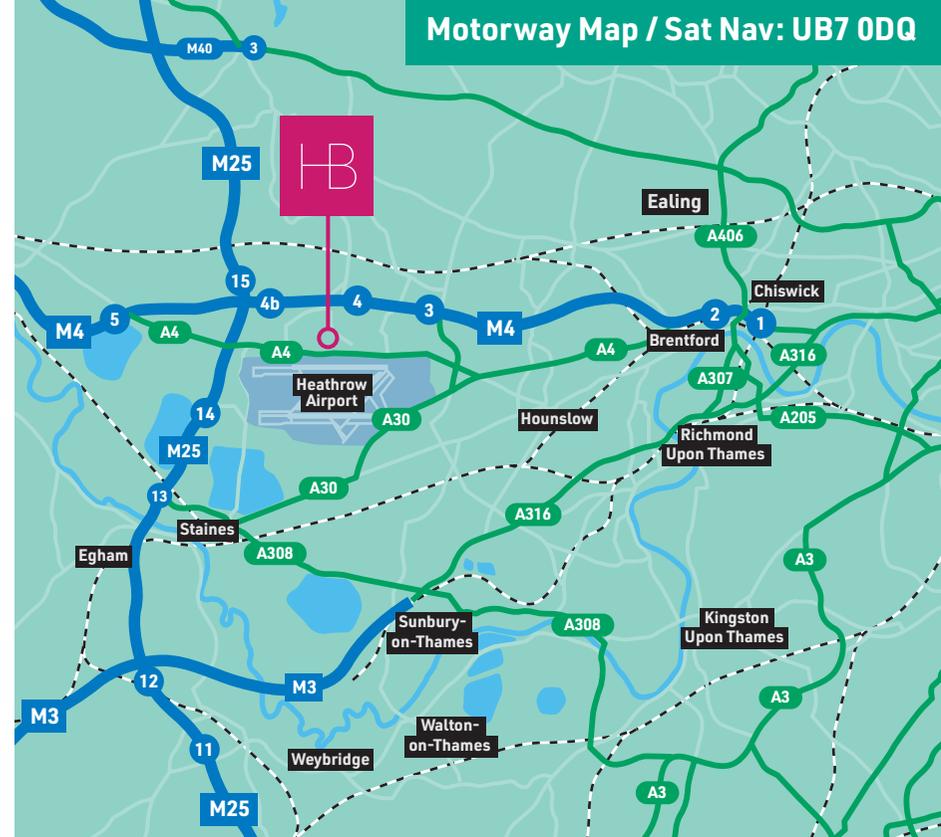
Steak & Lobster, Radisson Blu

Bus: 5 mins / Walking: 19 mins

Carluccio's, The Marriott

Bus: 6 mins / Walking: 20 mins

* **No. U3** every 10-13 minutes
No.7 every 15 minutes
No. 423 every 20 minutes.



HB Life

Designed for work life balance

Belong to a vibrant, forward thinking business environment designed for the perfect work life balance.

Heathrow Boulevard offers you the chance to step away from your desk and enjoy a lunchtime yoga class, lunch from one of our regular pop-up food stalls, and even some retail therapy.

Services include:

- Networking events
- Free weekly yoga classes
- Regular pop-up food stalls
- Picnic area with boules court
- Daily food van
- On-site refreshment vending machines



On-site

Orbit Southern
Management Team
& Building Manager



Weekly
lunchtime
yoga
classes



15
minutes
Heathrow to
Paddington Station
(Heathrow Express)



Regular
pop-up
food
stalls

Shops

Two Rivers Shopping Centre in
Staines & local retail facilities
are located at Sovereign Court



Bus
services to
Airport Terminals





**You're in
good company
with other local
HB occupiers**

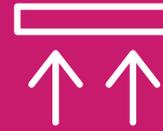
**Exceptional office space
opposite Heathrow Airport**

Companies already resident at Heathrow Boulevard include: Acer UK Ltd, The British Airline Pilots Association, Kuwait Airlines, Wise Technical Ltd, EVO Dental and Beumer Group Ltd.



Specification

-  Air-conditioning
-  Fully accessible raised floors
-  Refurbished WC's
-  Passenger lifts
-  Refurbished showers
-  High quality finishes throughout
-  24-hour access and estate security
-  On-site Orbit Southern management team & building manager
-  Excellent car parking
-  A mature, attractively landscaped setting
-  Local bus service to and from airport
-  No airport user restriction
-  Potential for expansion within the business park



Fully accessible
raised floors



Spectacular
airport views from HB1



High quality
finishes throughout



A mature, attractively
landscaped setting



Newly refurbished high specification offices ideal for growing businesses



DEVELOPER

DEDICATED AND EXPERIENCED COMMERCIAL PROPERTY EXPERTS

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

A PROFESSIONAL APPROACH

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

LARGE PROPERTY PORTFOLIO

Our Orbit Southern team market and lease offices to let in the South East of England, including headquarters office buildings in Redhill, Brentford, Egham, and directly opposite Heathrow Airport. The Orbit Southern portfolio totals approximately 450,000 sq ft and consists of 32 commercial buildings across 12 sites located, all within easy access of the M25.

OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house property management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi-let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.



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 **020 8750 1410**

IF YOU NEED SPACE TO OPERATE YOUR BUSINESS - MAKE IT OUR BUSINESS TO FIND YOU THAT SPACE

For more information please contact the joint sole agents or the Developer, Orbit Southern:

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