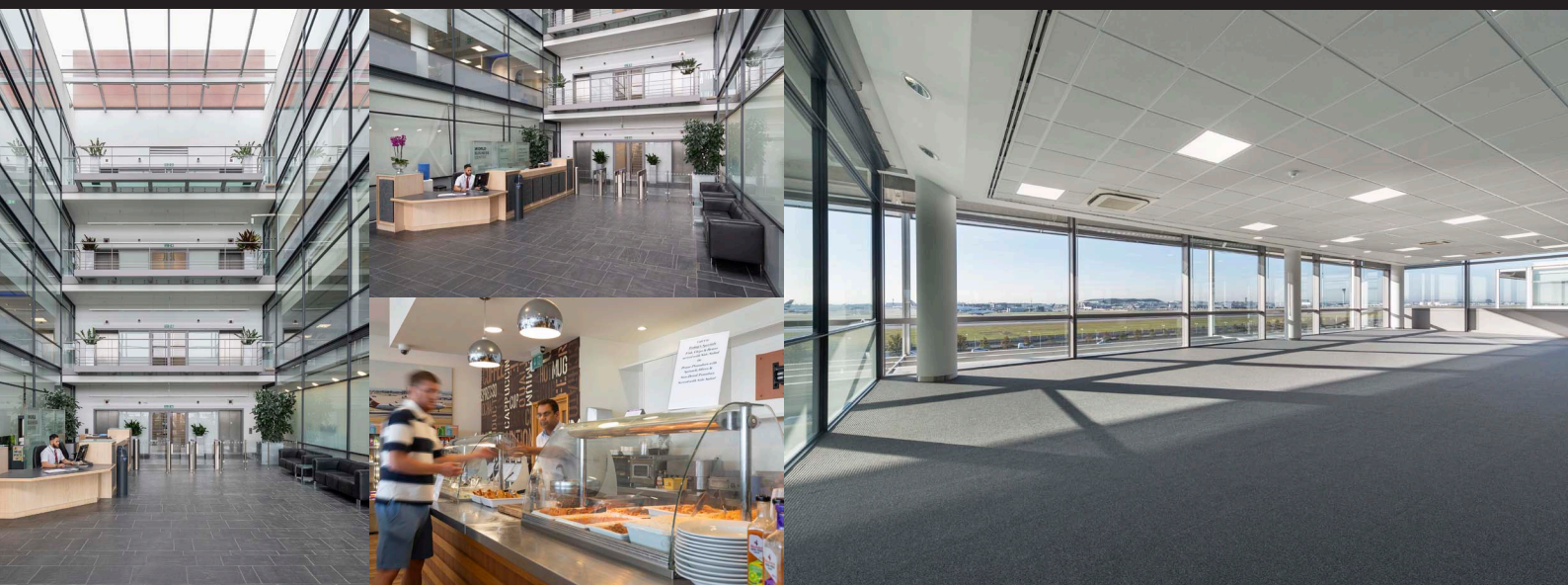




WORLD BUSINESS CENTRE BUILDING 1

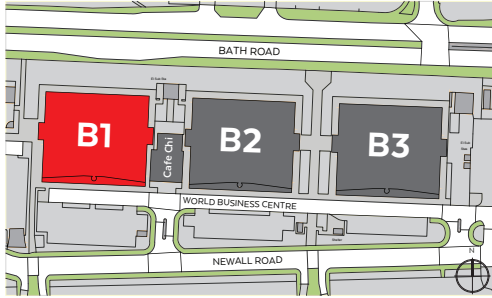
FIRST CLASS OFFICE ACCOMMODATION ADJACENT TO HEATHROW AIRPORT

- Four pipe fan coil air conditioning
- Full access raised floors
- Impressive full height glass atriums
- On site café
- 2 x 13 person passenger lifts
- Male and Female WCs on all floors
- Disabled WCs
- Shower Facilities
- Car parking ratio: 1:318 sq ft
- Energy Performance Certificates available on request



WORLD BUSINESS CENTRE HEATHROW'S PREMIER OFFICE LOCATION

The World Business Centre provides first class accommodation in a strategic business and airport location. These modern four storey buildings provide high specification office space with spectacular views of the airport's runways and are accessed via impressive full height atriums.



World Business Centre is situated off the Northern Perimeter Road and next to the A4 Bath Road. Junction 4a of the M4 is nearby ensuring excellent connections to Central London and the West. Junction 15 of the M25 is also less than 3.5 miles away.



DISTANCE

ROAD

M4 (J4a)	2.5 miles	Uxbridge	6.0 miles
M25 (J15)	3.5 miles	Slough	8.0 miles
Staines	5.0 miles	Central London	19.0 miles

RAIL

Heathrow Express
Heathrow to Paddington
(every 15 minutes)

Elizabeth Line

Services available from both Heathrow Terminals 2 & 3 and Hayes and Harlington.

Times from Hayes & Harlington:

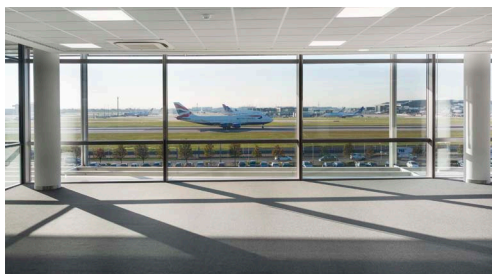
Ealing Broadway	8-10 mins
Paddington	19-21 mins
Bond Street	22-24 mins
Liverpool Street	30-32 mins

BUS

(Routes 105, 111, 278, 285 & 423 - 5 minute journey) for Elizabeth line and London Underground and Hayes and Harlington

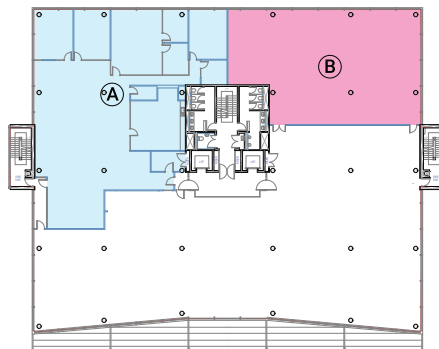
(Routes 90, 278, H98 & X140 - 11 minute bus journey)

for Elizabeth Line services to Slough/Maidenhead/Reading and Central London and beyond and other main line rail services.

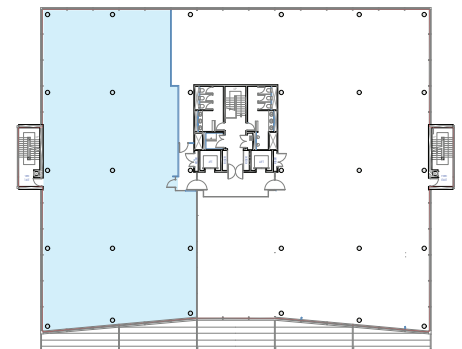


WBC1 AVAILABILITY

2nd Floor Rear Right	3,200 sq ft
2nd floor Rear Left	4,553 sq ft
3rd Floor Front Left	6,374 sq ft



WBC1 SECOND FLOOR
A 4,553 SQ FT B 3,200 SQ FT



WBC1 THIRD FLOOR
6,374 SQ FT



PAUL FLANNERY
e: paulf@desouza.co.uk
m: 07946 422920



RICHARD ZOERS
e: rzoers@hanovergreen.co.uk
m: 07730 567607

wbc-heathrow.co.uk