

# 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.





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.



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

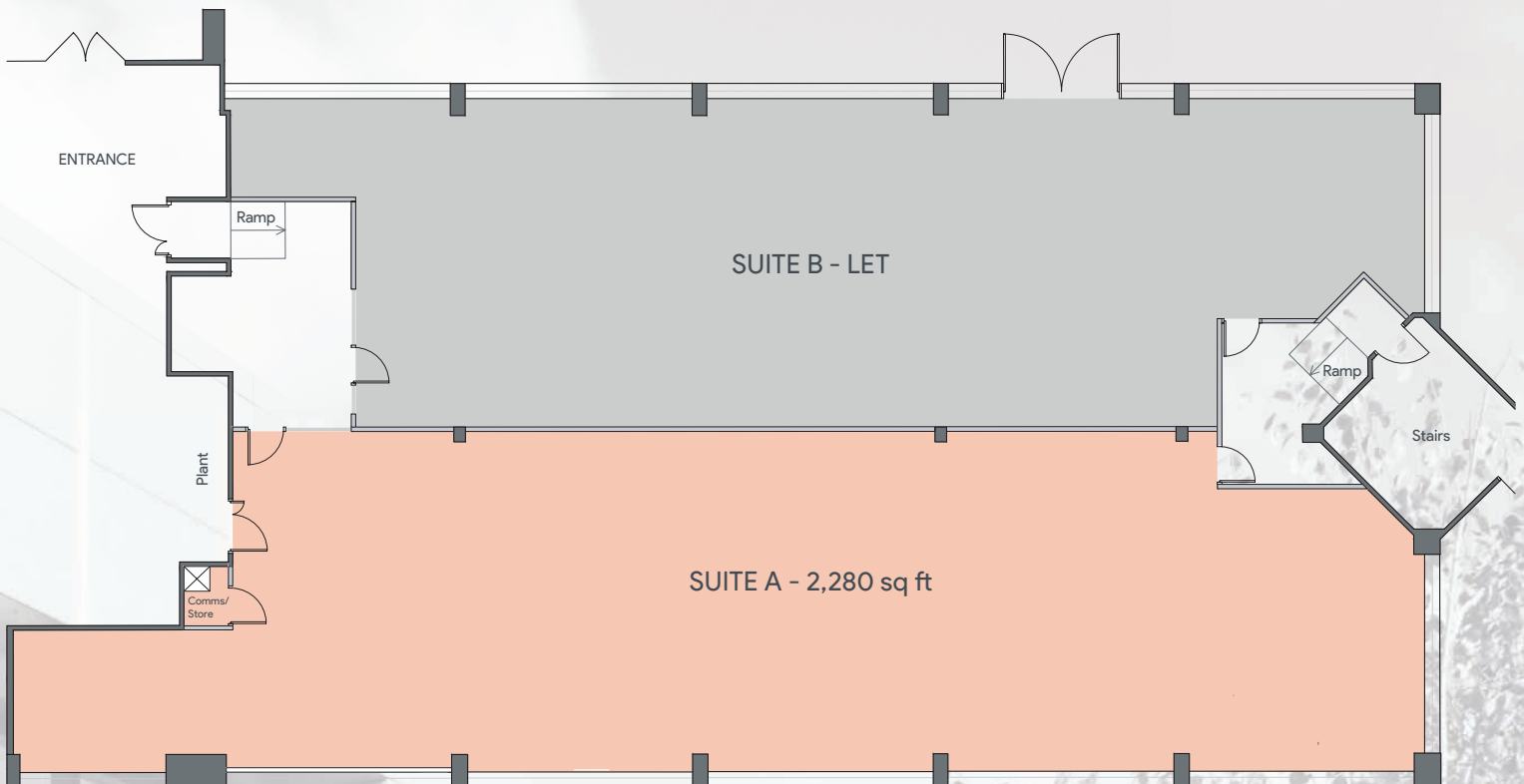


Car Parking Spaces (1:307 sq ft)



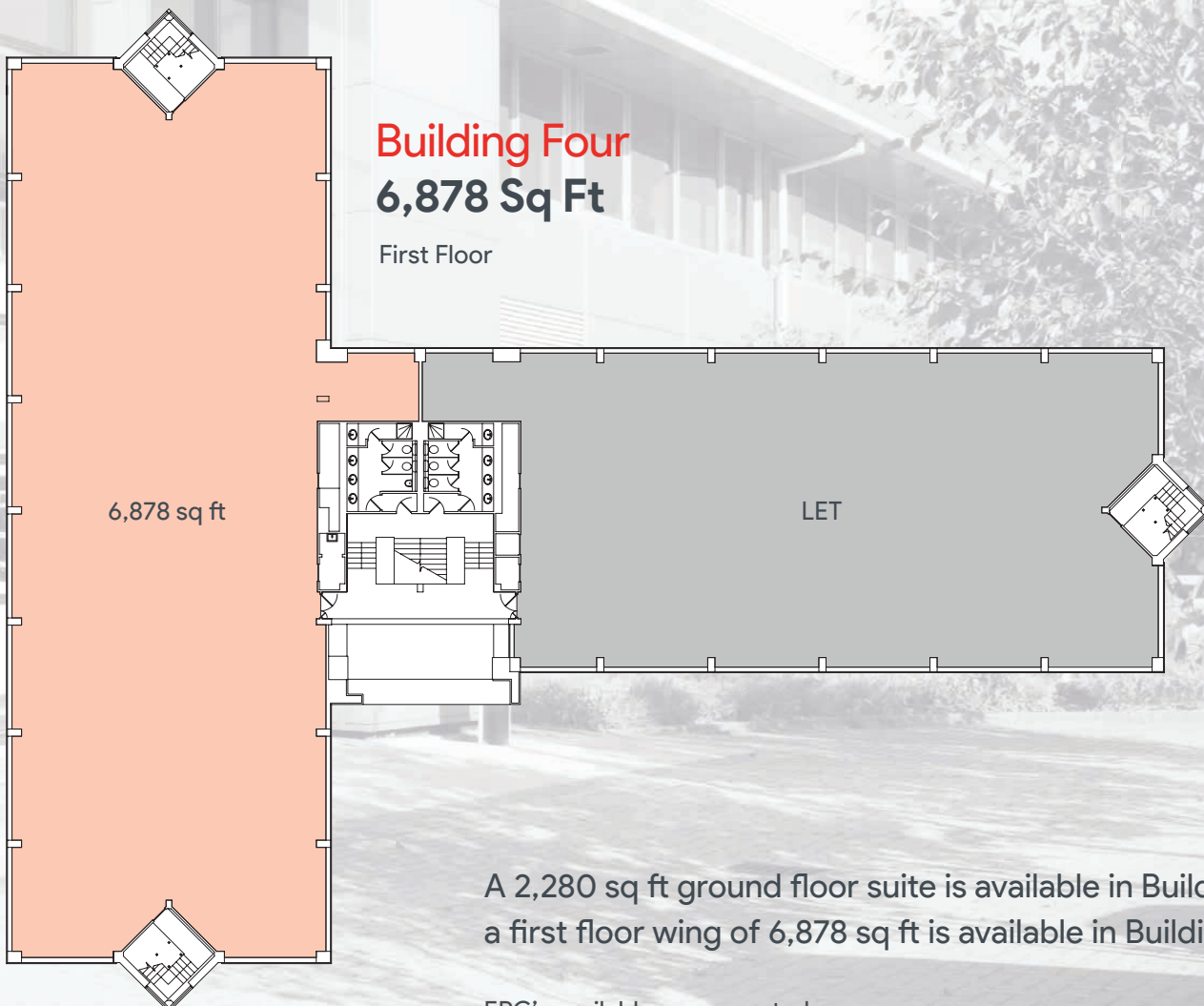
**Building One**  
**2,280 Sq Ft**

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

M4 J3	Less than 1 mile
M4 J4 - London Heathrow	3 miles
A40	4 miles
M25/M4 Intersection	4.5 miles
M3 J1	10 miles
M1 J1 (Brent Cross)	14 miles

### Rail (Hayes and Harlington)

Heathrow Connect	6 minutes
London Paddington	16 minutes
Oxford	1 hour 36 minutes

### Air

London Heathrow	4 miles
RAF Northolt (Private Charter Flights)	5 miles



[www.squareone-heathrow.co.uk](http://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.



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