

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 office buildings**, 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 Co-op Foods & Esso garage

- 10 Park Inn by Radisson - Bar & Grill, swimming pool, gym & sauna
- 11 Il Basilico Restaurant
- 12 Sovereign Food & Wine
- 13 Marriott Hotel - Carluccio's
- 14 Ibis Hotel - Fogg's Kitchen & Bar

Location



Heathrow Boulevard
is an established business location



Free shuttle bus service to the Two Rivers Shopping Centre in Staines

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



From HB to

Terminals 2 and 3	1.5 miles
Terminal 5	2.5 miles
Staines	5.5 miles
Central London	15 miles
M25 (J14)	3.6 miles
M4 (J4)	1.4 miles



Train (Heathrow Express)

Paddington Station	22 mins
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T5 Underground Heathrow Piccadilly Line

Green Park	52 mins
Elizabeth Line (Opening Dec 2019)	
Bond Street	26 mins
Peak times - 12 trains per hour	

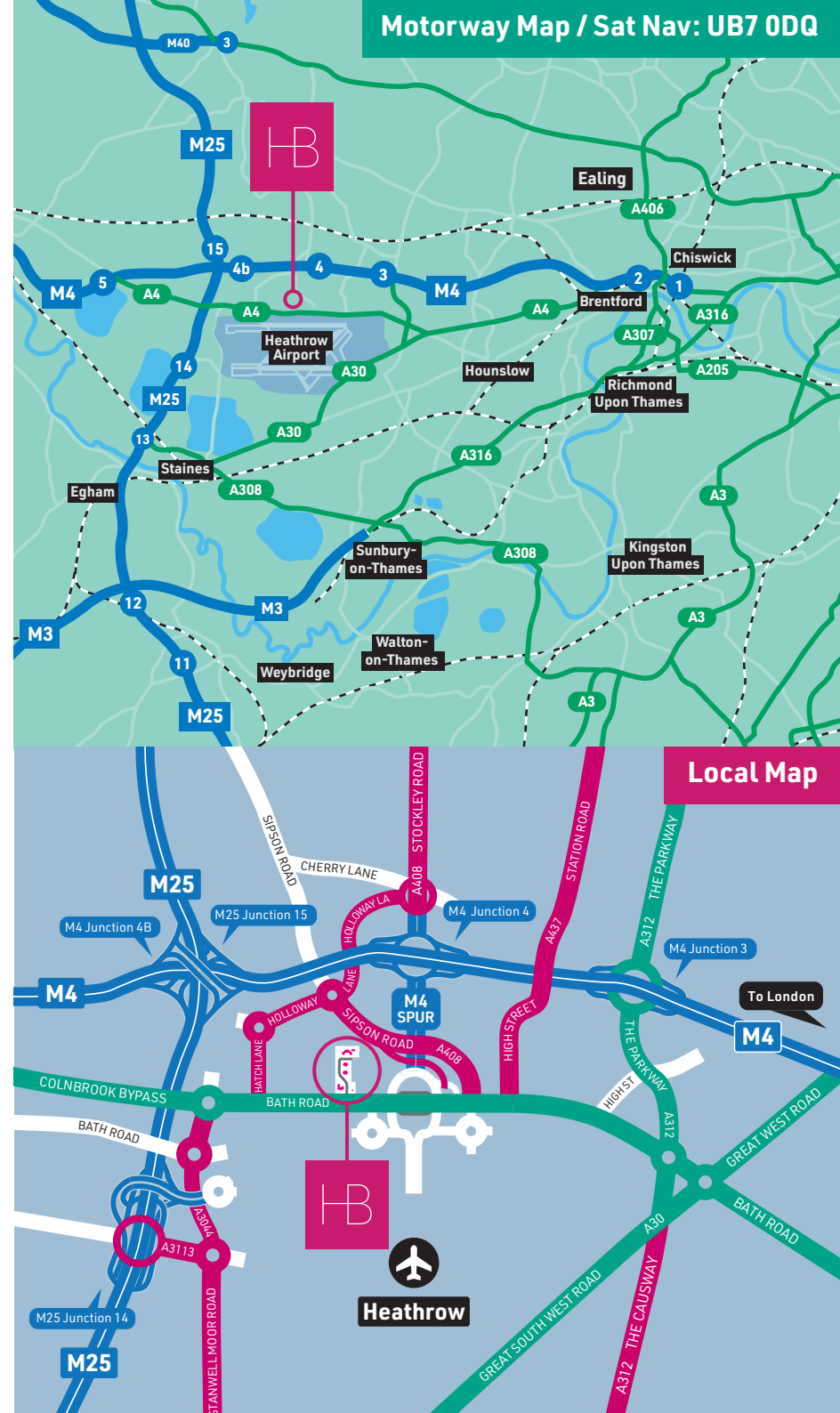


Free Local Bus* / Walking



Sandwich Bar	
Free Bus: 2 mins / Walking: 10 mins	
Sovereign Court Shops	
Free Bus: 3 mins / Walking: 10 mins	
Costa, The Premier Inn	
Free Bus: 4 mins / Walking: 15 mins	
Steak & Lobster, Radisson Blu	
Free Bus: 5 mins / Walking: 19 mins	
Carluccio's, The Marriott	
Free Bus: 6 mins / Walking: 20 mins	

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





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, a gourmet lunch from one of our food trucks and even some retail therapy.

Services include:

- Networking events
- Free weekly yoga classes
- Regular gourmet food trucks
- Free shuttle bus to Staines shopping centre
- Daily food van
- Food and milk delivery
- Mobile dry cleaning
- Car valeting



on-site

Orbit Southern
Management Team
& Building Manager



weekly
lunchtime
yoga
classes



22 minutes

Heathrow to
Paddington Station
(Heathrow Express)



regular
gourmet
food
truck visits

shops

Dedicated free HB shuttle bus
to the Two Rivers Shopping
Centre in Staines & local
retail facilities are located at
Sovereign Court



free 5 minute
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, Grupo Bimbo 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



Free regular local bus service to and from airport



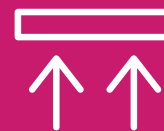
Free lunchtime HB shuttle bus to Staines Shopping Centre



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 facilities 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.



 orbitsouthern.co.uk
 orbit-southern@emerson.co.uk
 twitter.com/Orbit_Southern

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:



Paul Flannery
paulf@desouza.co.uk



John Izett
john.izett@montagu-evans.co.uk



www.heathrowboulevard.com

► HB1 video ► HB4 video

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