HEATHROW BOULEVARD

Bath Road, Heathrow, UB7 0DQ

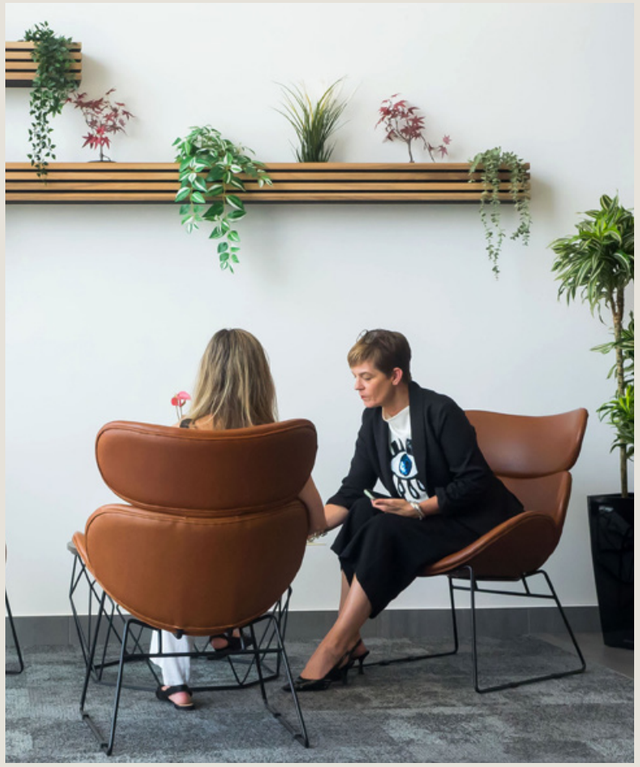
Your Business, Perfectly placed.

Exceptional Office Space Opposite Heathrow Airport.

More than just Office Space.

At Heathrow Boulevard, we offer more than a workspace, we offer the ideal environment for your business to grow and thrive. Whether you're a start-up, a scale-up, or a well-established global player, our flexible office solutions are designed to suit businesses of all sizes.

- Air Conditioned Office Space
- On-site Building Manager
- Excellent Parking
- Peloton Studio
- Full Access Raised Flooring
- 24hr Estate Security
- Passenger Lift
- Coffee Suite & Breakout Area
- Refurbished W/C's
- Refurbished Shower
- 24hr Access
- Local Bus Service to the Airport



A Place to Work, and a Place to Thrive.

We believe work should feel good, that's why we've created a space that supports wellbeing, productivity, and collaboration. With a welcoming communal breakout space in Building 3 and relaxed outdoor seating areas, you can meet, unwind and recharge.

Coffee Suite & Breakout Area

Peloton Studio

Daily Sandwich Van

Evening Fitness Classes

Outdoor Seating

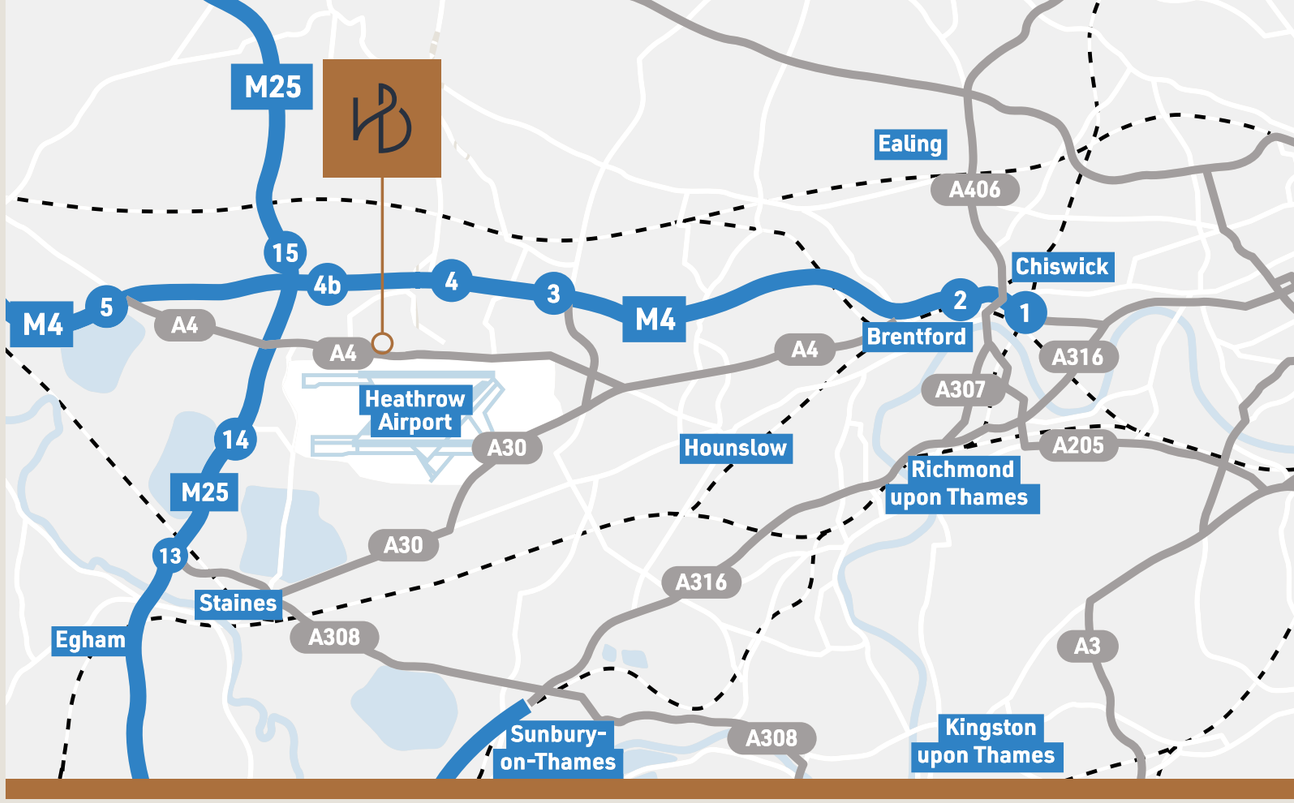
On-Site Features Include:

- Weekly fitness sessions
- Regular pop-up food stalls
- Daily food vans
- Vending machines
- Networking events and business community initiatives

Relocate to the heart of Heathrow

Located directly opposite Heathrow Airport on Bath Road, Heathrow Boulevard comprises five modern, self-contained office buildings, all set within beautifully landscaped grounds.

With immediate access to the M4, M25, and both the Piccadilly and Elizabeth Lines, you're seamlessly connected to Central London and beyond.



Travel by Car

Terminals 2 & 3	1.9 miles	8 mins
M4 *(Junction 4)*	1.6 miles	7 mins
Terminal 5	2.7 miles	11 mins
M25 *(Junction 15)*	3.3 miles	10 mins
Staines	7.9 miles	17 mins
Central London	15 miles	40 mins

T5 Underground Heathrow *Peak time 12 trains per hour*

Green Park *(Piccadilly Line)*	52 mins
Tottenham Court Road *(Elizabeth Line)*	28 mins

Travel by Train

Paddington Station	16.2 miles

Travel by Bus

Local Busses: 105 / 140 / 111 / 423 / 285 / 555

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

Heathrow Airport Terminals

Frequent bus services to all airport terminals and local amenities.

T2/3	Terminal 2 and 3
T4	Terminal 4
T5	Terminal 5

In Walking Distance

6	Holiday Inn & Staybridge Suites, Cafe, Bar & Italian Restaurant
7	Leonardo Hotel - Bar & Restaurant
8	Renaissance Hotel - Cafe, 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

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Bath Road, Heathrow, UB7 0DQ

DE SOUZA .co.uk
020 8707 3030

Orbit Southern
020 8750 1410
www.orbitsouthern.co.uk

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