STRATA

HOUSE

264-270 Bath Road, Heathrow UB3 5JJ

An impressive high class office building overlooking Heathrow Airport. Perfect for bringing your team together in one office space.

Bright, refurbished, flexible office space.

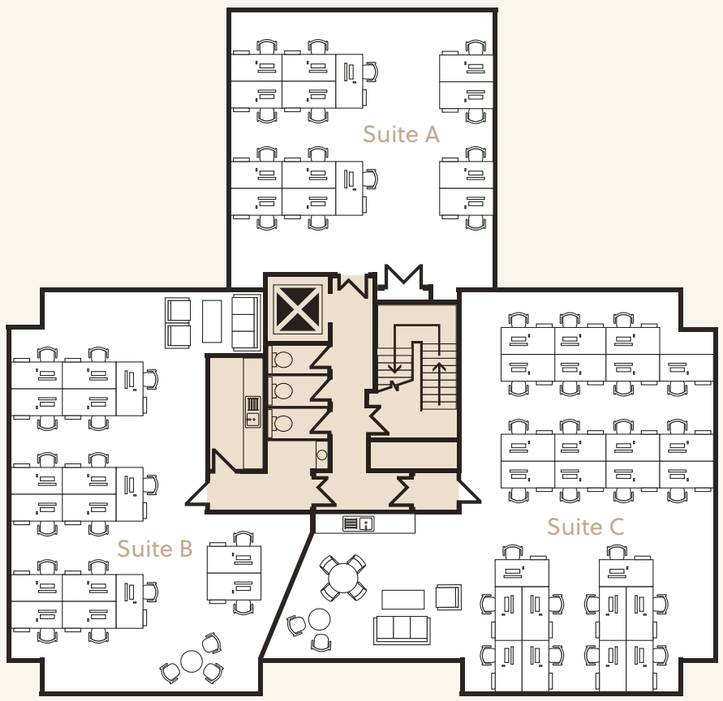
Impeccably renovated to meet the highest standards, our office space offers comfort and fosters a culture of collaboration.

- VRF Air Conditioning
- Building Manager
- 36x On-site Private Parking Spaces
- Suspended Ceilings With LED Lighting
- Full Access Raised Flooring
- CCTV & Pass-Controlled Entry System
- 8 Person Passenger Lift
- Comms Room On 2nd Floor
- Male, Female & Disabled W/C's
- Shower on Ground Floor
- Kitchen Facilities
- Convenient Transport Links

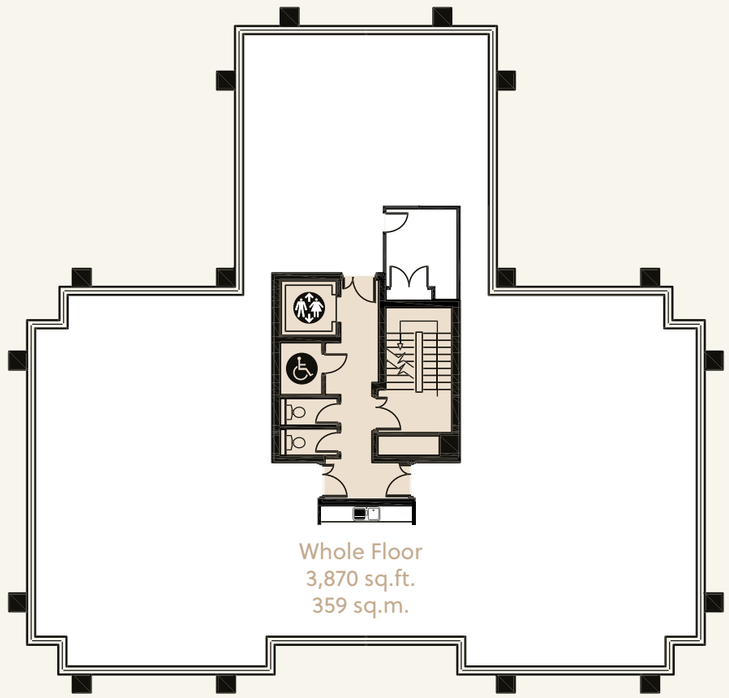
Building Availability

Floor	Suite	Sq.ft.
First	Proposed Suite A	1,362 sq.ft.
First	Proposed Suite B	2,508 sq.ft.
First	Proposed Suite C	2,508 sq.ft.
Second	Whole Floor	3,870 sq.ft.
Third	Whole Floor	3,940 sq.ft.

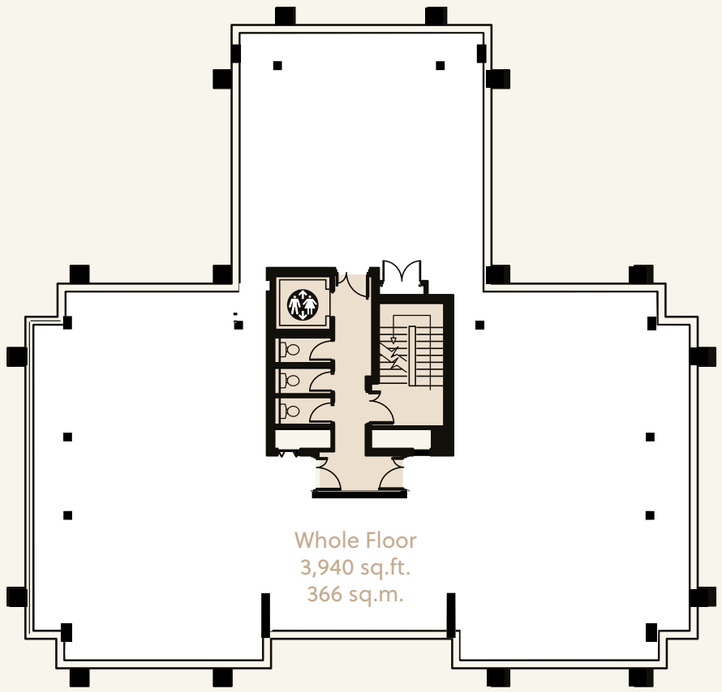
First Floor



Second Floor



Third Floor



Relocate to the heart of Heathrow

This is a well-established office location with a bus stop immediately outside that provides a bus service to Heathrow Airport.

From there the Piccadilly line, Elizabeth line, and Heathrow Express provide easy access to Central London. Local bus routes provide direct services to Hounslow, Slough and Uxbridge.

Travel by Car

Terminals 2 & 3	1.2 miles	5 mins
M4 *(Junction 4)*	1.4 miles	6 mins
Terminal 5	2.7 miles	9 mins
M25 *(Junction 14)*	3.4 miles	8 mins
Staines	7.7 miles	18 mins
Central London	15 miles	30 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	15 miles

Travel by Bus

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

Walking

Sovereign Court Shops	2 mins
Steak & Lobster / Radisson Blu	7 mins
Carluccio's / The Marriott	10 mins

In Good Company

EAT	
Westcombe Restaurant *Within Ibis*	1 min walk
Convenience Shop, Sovereign Food & Wine	2 min walk
Three Magpies	3 min walk
Skyway Brasserie	7 min walk
Carluccio's	10 min walk
The Pheasant Inn	13 min walk

RELAX	
Sipson Recreation Ground	9 min walk

EXERCISE	
David Lloyd, Heston	10 min drive
Botwell Green Spirts & Leisure Centre	15 min drive
Pure Gym, Hayes or Staines	18 min drive

SLEEP	
Hotel Ibis Styles	1 min walk
Renaissance London Heathrow	6 min walk
Radisson Blu	7 min walk
London Heathrow Marriott	10 min walk
Sheraton Skyline Hotel	10 min walk

Local Occupiers

BOEING
GE Aerospace
Heathrow
BRITISH AIRWAYS
BALPA
Orbit Southern

STRATA

HOUSE

264-270 Bath Road, Heathrow UB3 5JJ

Orbit Southern

020 8750 1410

www.orbitsouthern.co.uk

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