

# HEATHROW BOULEVARD



**FIVE EXCEPTIONAL OFFICE BUILDINGS** DIRECTLY OPPOSITE HEATHROW AIRPORT

Bath Road, Heathrow, UB7 0DQ [www.heathrowboulevard.com](http://www.heathrowboulevard.com)





Heathrow Boulevard consists of **5 impressive headquarters buildings** in a vibrant business park, 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 Sovereign Food & Wine
- 12 Marriott Hotel - Carluccio's
- 13 Ibis Hotel - Fogg's Kitchen & Bar



# HB Life

## 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, lunch from one of our regular pop-up food stalls, and even some retail therapy.

## Services include:

- Networking events
- Free weekly yoga classes
- Regular pop-up food stalls
- Free shuttle bus to Staines Shopping Centre
- Picnic area with boules court
- Daily food van
- On-site refreshment vending machines



# On-site

Orbit Southern  
Management Team  
& Building Manager



Weekly  
lunchtime  
**yoga**  
classes



**15**  
minutes  
Heathrow to  
Paddington Station  
(Heathrow Express)



Regular  
pop-up  
**food**  
stalls

# 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**

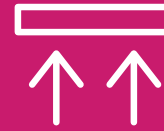
Companies already resident at Heathrow Boulevard include: Acer UK Ltd, The British Airline Pilots Association, Kuwait Airlines, Wise Technical Ltd, Grupo Bimbo and Beumer Group Ltd.





# 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 property 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.



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 **020 8750 1410**

**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:



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[www.heathrowboulevard.com](http://www.heathrowboulevard.com)

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