

HEATHROW APPROACH



LANDMARK OFFICE BUILDING
AVAILABLE FROM 3,000 – 49,777 SQ FT

SUSTAINABILITY & WELLBEING

HEATHROW APPROACH IS FOCUSED ON SUSTAINABILITY AND ALIGNING WITH YOUR BUSINESS GOALS.



Fresh air volume
12 litres per second



Landscaped
Gardens



BREEAM
very good



Cycle
storage



15 EV
Charging Points



Green Energy
Tariff



Active Energy
and Carbon
Management



Excellent
car parking



HIGHLY VISIBLE

- / HIGHLY VISIBLE ELECTRONIC
SIGNAGE OPPORTUNITY
- / CLEARLY VISIBLE FROM M4
- / SEEN BY 130,000 CARS
DAILY
- / ICONIC SOUTHEAST
OFFICE

HEATHROW
APPROACH

CITY

WEST
END

HEATHROW
APPROACH

HEATHROW AIRPORT

THE QUEEN
MOTHER RESERVOIR

M25 JUNCTION 15

M25

M4 JUNCTION 5

M4



WELCOME ARRIVALS

AN EXPERTLY MANAGED BUILDING
PROVIDING THE HIGHEST LEVEL OF
OCCUPIER SERVICE.

- / IMPRESSIVE TRIPLE HEIGHT
RECEPTION
- / EQUIEM OCCUPIER APP
- / ON SITE BUILDING MANAGER
- / ON SITE CONCIERGE SERVICE
- / VISITOR PARKING



EXCELLENT
AMENITY



Café facility



Green
space



Showers &
changing facilities



Cycle
storage



Concierge
Reception



Car Parking
Ratio 1:257 sq ft



Gigabit enabled
broadband



Pop up
shops



Ewave 4 Star
Connectivity
Certification



FLEXIBLE SPACE

FROM 3,000 SQ FT - 49,777 SQ FT

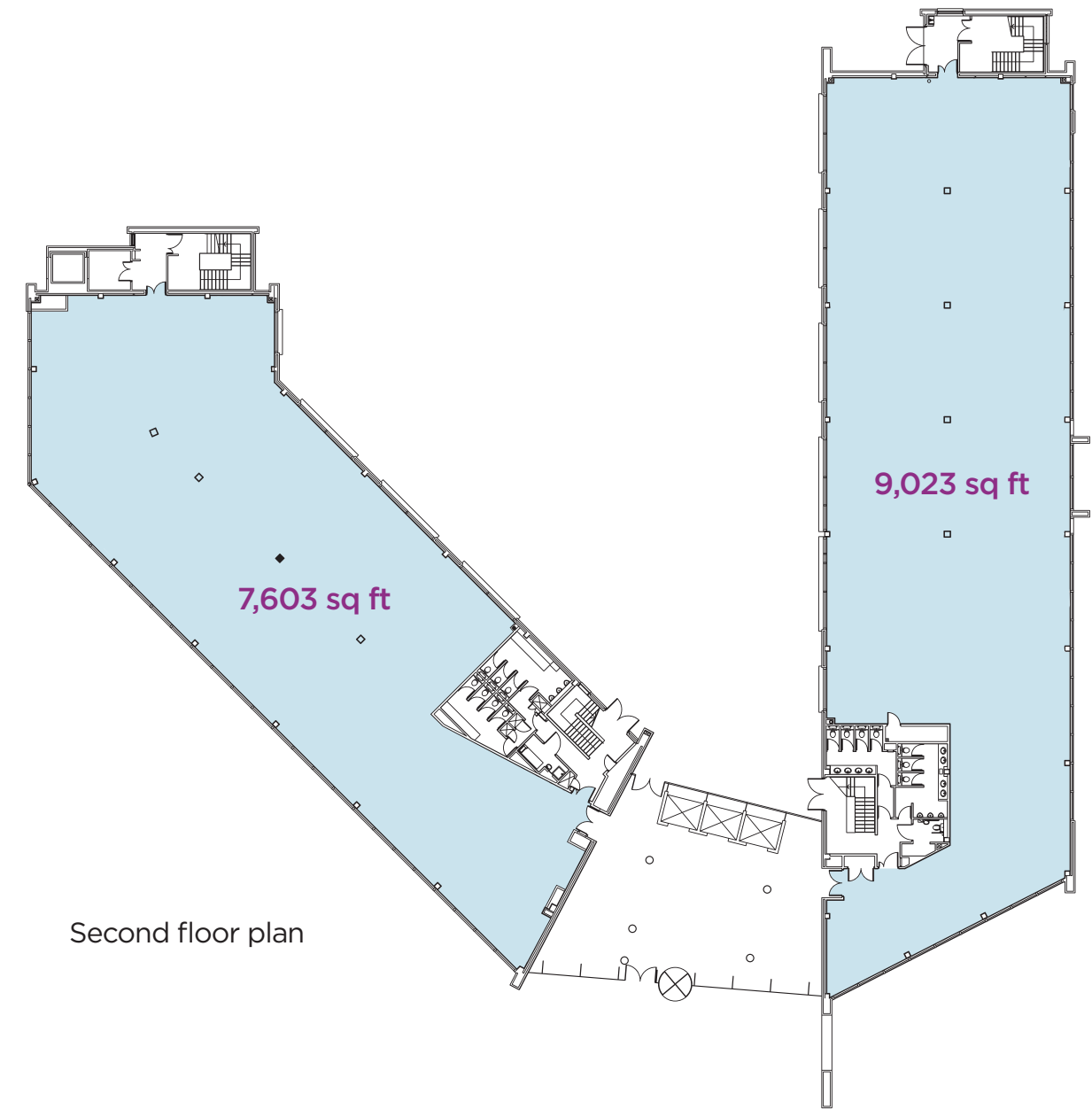
- / RAISED FLOORS
- / 4-PIPE FAN COIL AIR
CONDITIONING
- / LED LIGHTING, LG7 COMPLIANT
- / EXCELLENT NATURAL LIGHT
- / AIR FILTERED AT 12 L/S
BASED ON 1:10 OCCUPANCY
- / FULLY DDA COMPLIANT

FLOORS CAN BE SPLIT FROM
3,000 SQ FT UPWARDS

WORK
SPACE

	East Wing	South Wing	Total
Fourth floor	LET TO 		
Third floor	LET TO 		
Second floor	7,603 sq ft	9,023 sq ft	16,626 sq ft
First floor	7,603 sq ft	9,025 sq ft	16,628 sq ft
Ground floor	7,603 sq ft	9,020 sq ft	16,623 sq ft
Total	49,777 sq ft		
Car Spaces	Ratio 1:257 sq ft		
Cycle Racks	46		

Floor areas measured by CSL in accordance with IPMS 3



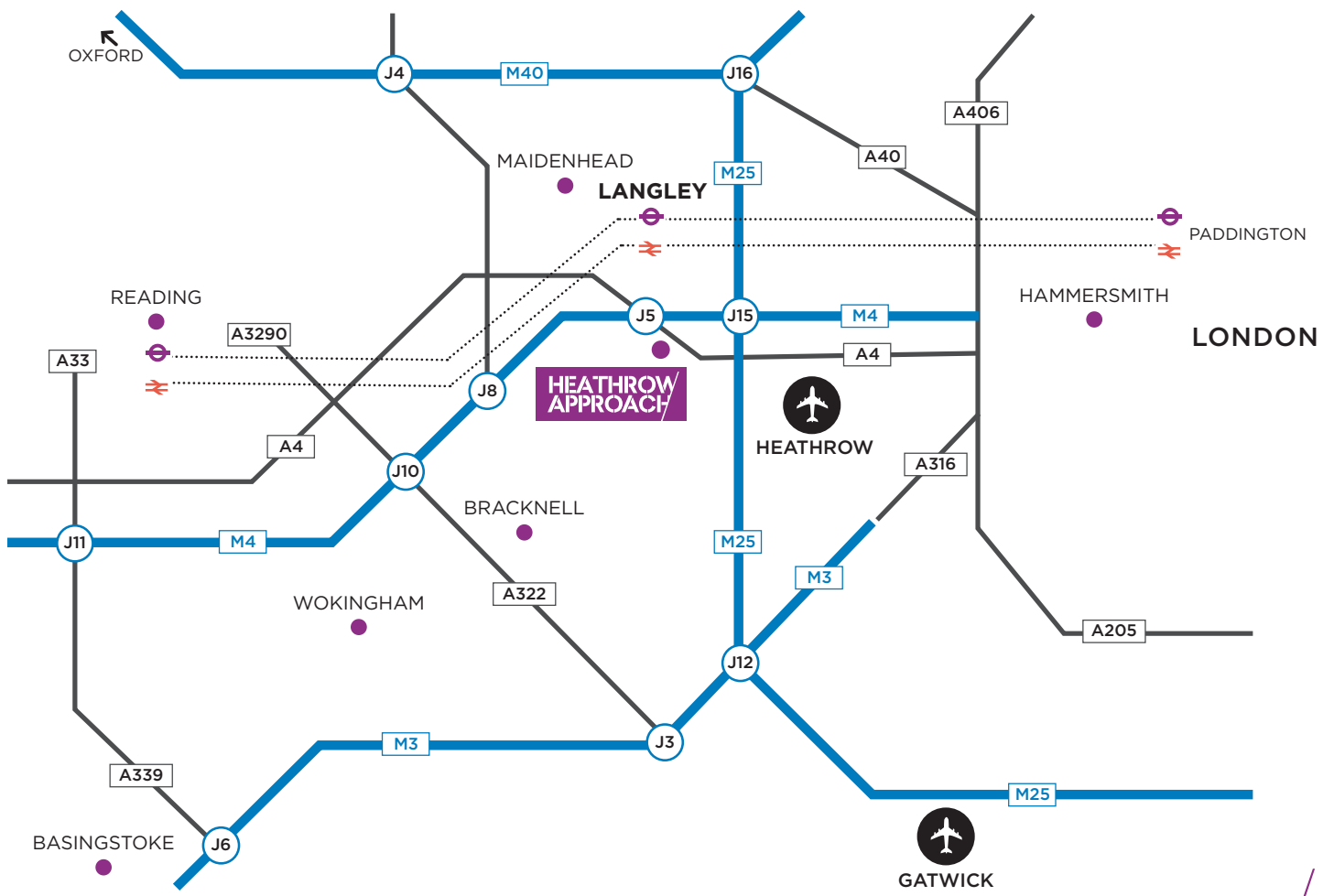
STRATEGIC LOCATION



/ LOCATED AT JUNCTION 5 OF THE M4 MOTORWAY OFFERS DIRECT ACCESS TO THE UK MOTORWAY NETWORK.

/ SLOUGH STATION OFFERS EXPRESS SERVICES TO LONDON PADDINGTON IN JUST 17 MINUTES.

/ LANGLEY STATION ELIZABETH LINE OFFERS SERVICES TO LONDON PADDINGTON IN JUST 31 MINUTES AND READING IN JUST 33 MINUTES .



By Road	
M4 J5	0.1 miles
M4 J4B	3.9 miles
M25 J15	4 miles
Heathrow Airport	5.4 miles
Hammersmith	16.5 miles
Reading	22 miles



By Rail	
Maidenhead	7 minutes
Paddington	17 minutes
Reading	15 minutes



By Bus	
Heathrow Airport T5	12 mins
Slough	15 mins
Staines	28 mins
Hammersmith	35 mins



Click here for
VIDEO TOUR

HEATHROW APPROACH

470 LONDON ROAD SLOUGH SL3 8QY

HeathrowApproach.co.uk

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

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