

**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

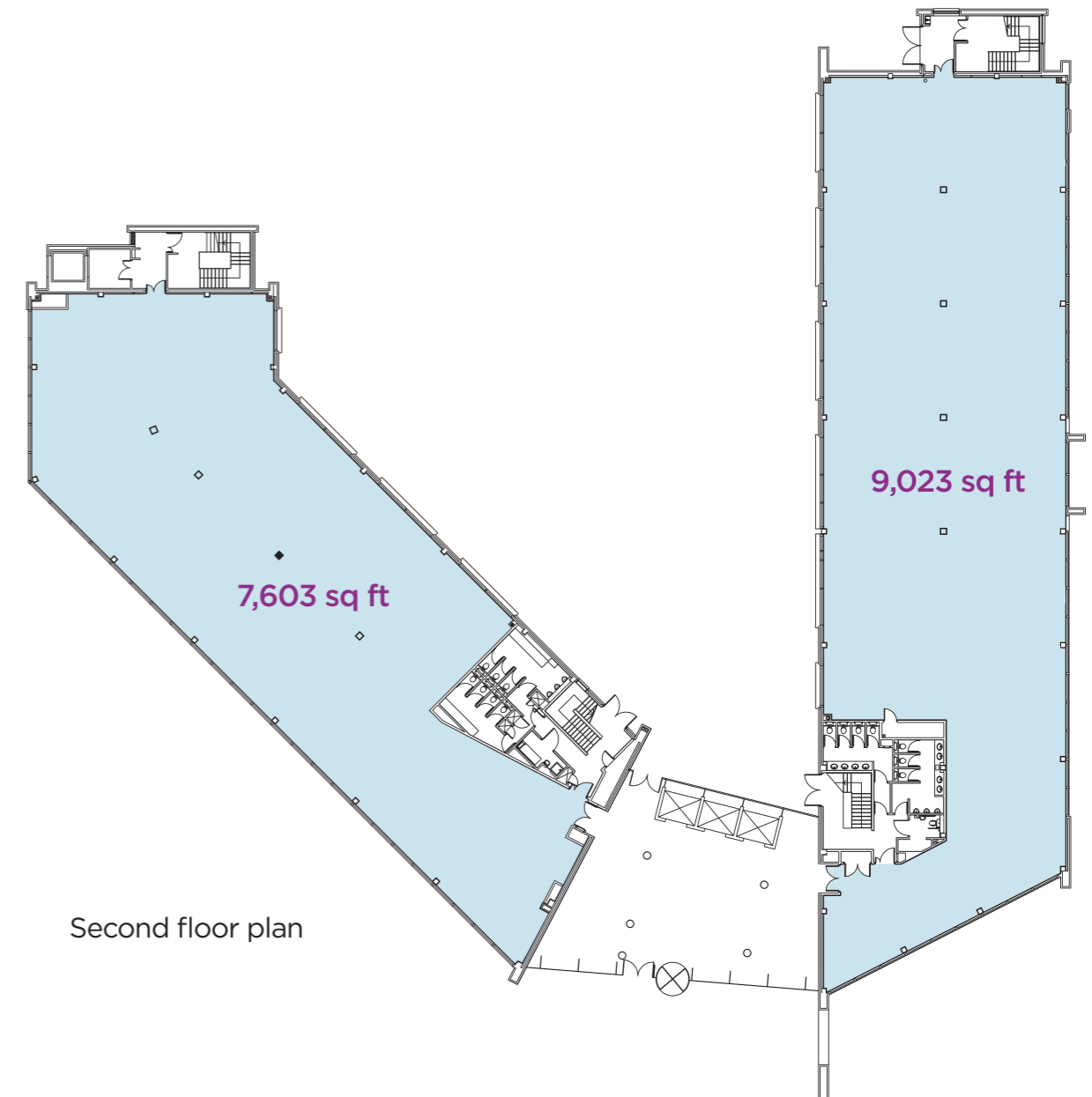
FLOORS CAN BE SPLIT FROM
3,000 SQ FT UPWARDS

WORKSPACE



	East Wing	South Wing	Total
Fourth floor	LET TO IRIS		
Third floor	LET TO IRIS		
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

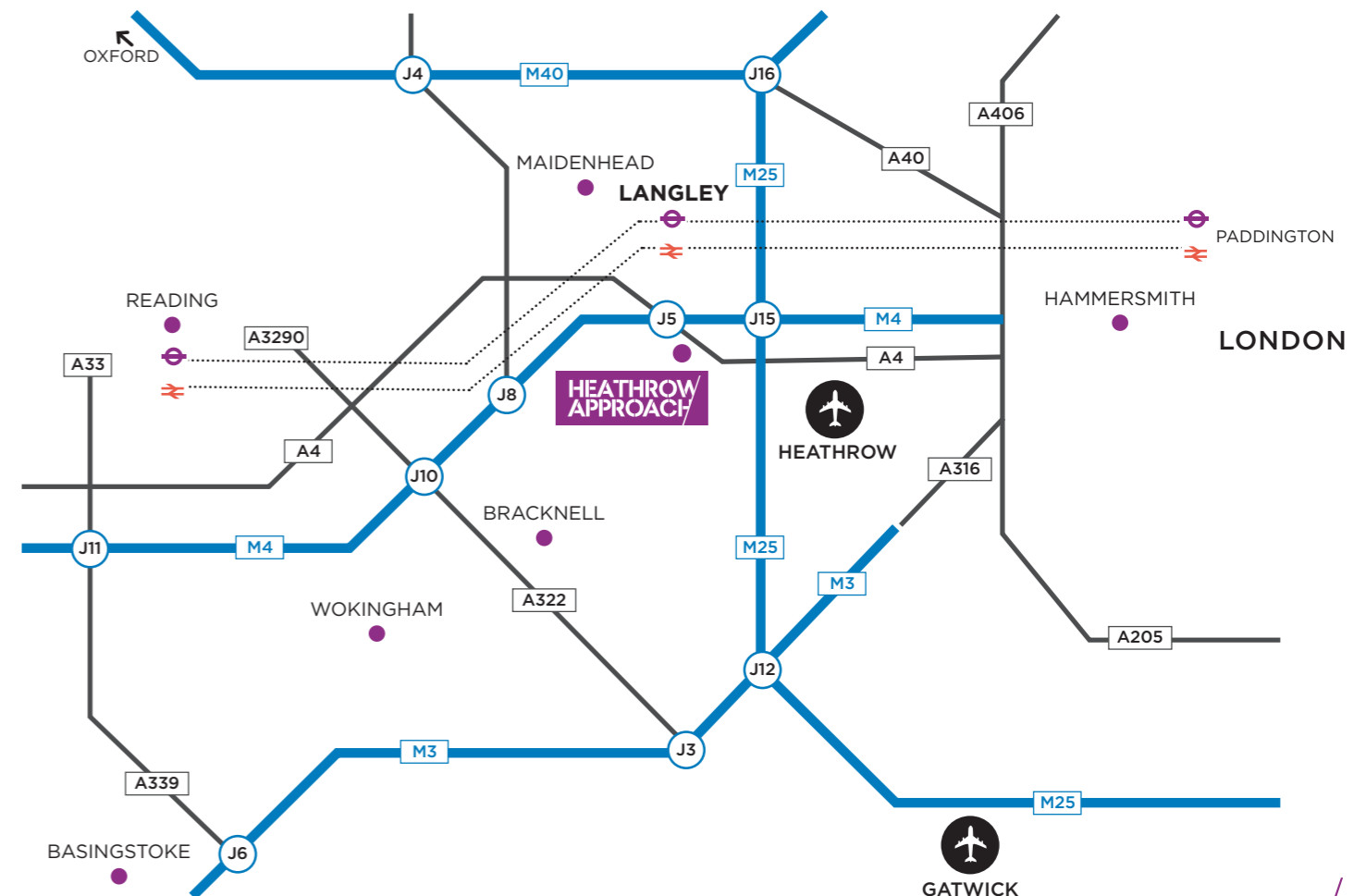


/ LOCATED AT JUNCTION 5 OF THE M4 MOTORWAY OFFERS DIRECT ACCESS TO THE UK MOTORWAY NETWORK.

/ 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.



Richard Zoers
07730 567 607
rzoers@hanovergreen.co.uk

Andy Tucker
07721 260 545
atucker@hanovergreen.co.uk



Alice Hilliard
07557 280 885
Alice.hilliard@hollishockley.co.uk

Jeremy Metcalfe
07587 039 562
Jeremy.metcalfe@hollishockley.co.uk

Elizabeth Gray
07712 815 268
Elizabeth.gray@hollishockley.co.uk

Hanover Green and Hollis Hockley for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Hanover Green and Hollis Hockley. (iv) No person in the employment of Hanover Green and Hollis Hockley has any authority to make or give any representation or warranty whatever in relation to this property. Compiled May 2023.