



SOVEREIGN COURT HEATHROW

WWW.SOVEREIGNCOURTHEATHROW.COM



A MODERN DEVELOPMENT
OF OFFICE SUITES TO LEASE

Sipson Road
Heathrow
UB7 0JE

From 721 sq ft to 2,224 sq ft

INTRODUCING SOVEREIGN COURT

A modern office development occupying a prominent position on Sipson Road moments from Heathrow Airport.

Sovereign Court offers newly refurbished office suites available on flexible terms in a strategic business and airport location.



▶ LOCATED ONLY
5 MINUTES DRIVE
FROM HEATHROW
AIRPORT

5



Mins drive to
Heathrow Airport

1.7



Miles drive to
M4 (junction 4)

3



Miles drive to
M25 (junction 15)

15



Mins train to London Paddington
(via Heathrow Express)

0



Mins walk to on-site
convenience store

IN GOOD COMPANY

EAT

Nest Restaurant
5 MINS WALK

Carluccio's
12 MINS WALK

Il Basilico
1 MIN WALK

Three Magpies
2 MINS WALK

The Pheasant Inn
15 MINS WALK

Steak & Lobster
10 MINS WALK

Westcombe Restaurant
3 MINS WALK

RELAX

Sipson Recreation Ground
8 MINS WALK

SHOP

Co-op Food
2 MINS WALK

EXERCISE

David Lloyd
11 MINS DRIVE

Fitness Club at The Park Inn
by Radisson
3 MINS WALK

The Spa & Gym Heathrow at
The Radisson Blu Edwardian
10 MINS WALK

SLEEP

Park Inn by Radisson
3 MINS WALK

London Heathrow Marriott
12 MINS WALK

Hotel Ibis Styles
3 MINS WALK

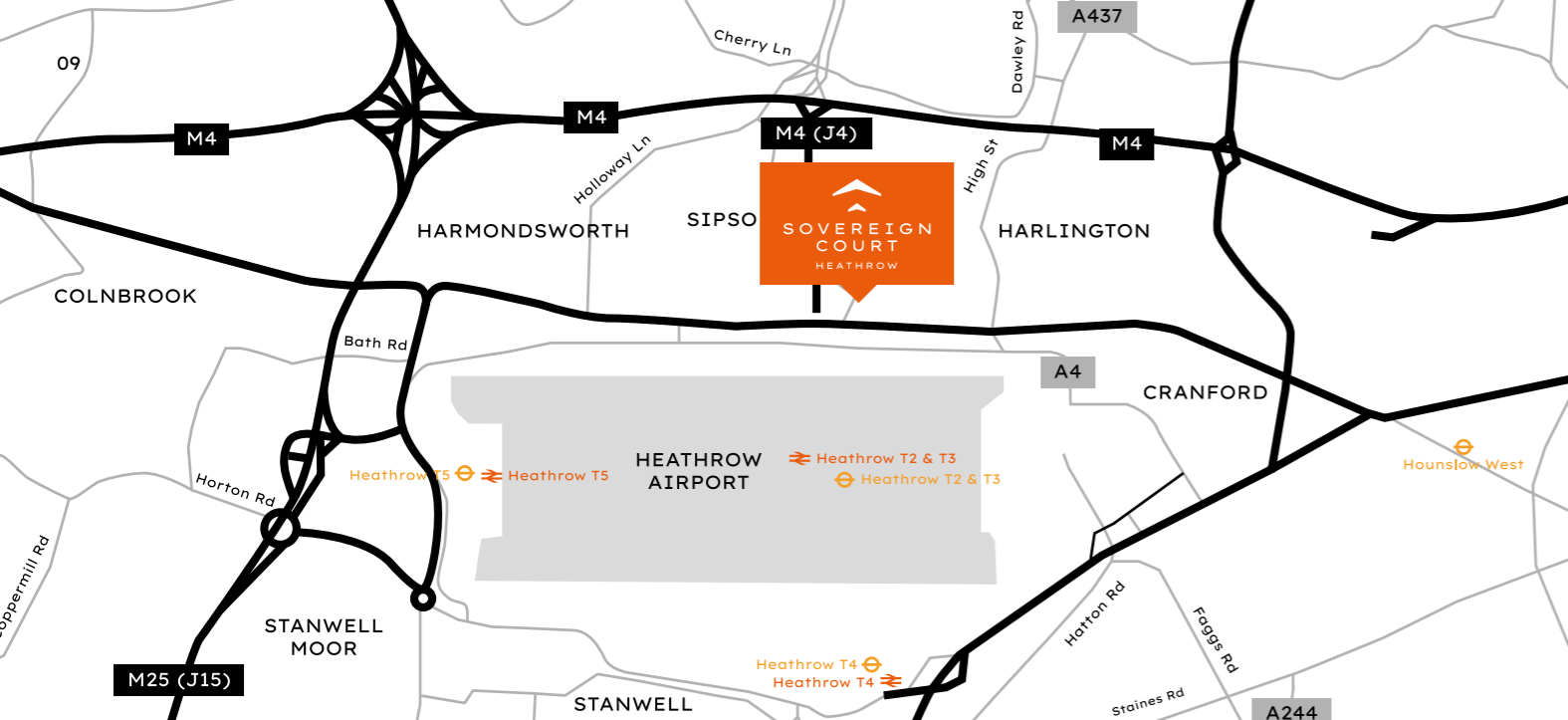
Sheraton Skyline Hotel
13 MINS WALK

Renaissance London
Heathrow
6 MINS WALK



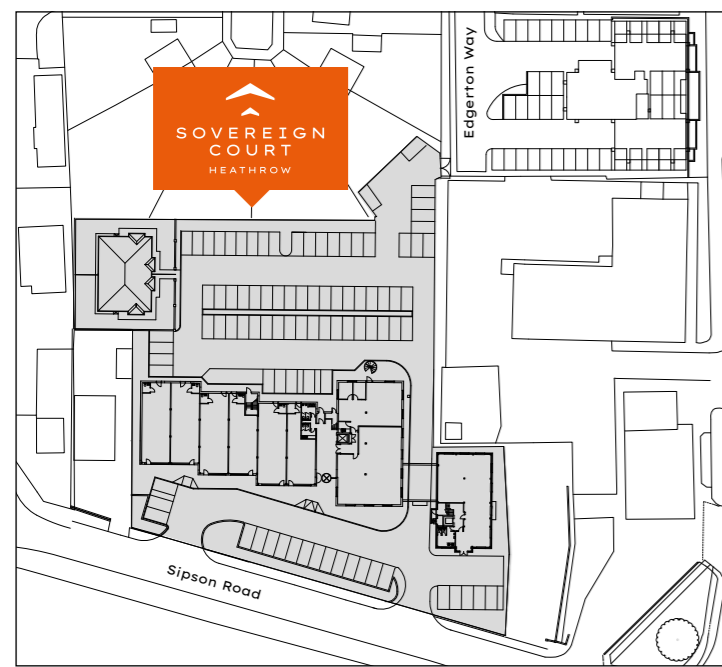
HEATHROW AIRPORT

SOVEREIGN
COURT
HEATHROW



PERFECTLY PLACED FOR NATIONAL AND INTERNATIONAL BUSINESS

Sovereign Court is located on Sipson Road at the junction with the A4 Bath Road, and enjoys excellent communication links and easy access to the Heathrow Spur Road, linking with Junction 4 of the M4 motorway.



BY CAR TO

- Heathrow T2 & T3
5 MINS
- Heathrow T5
8 MINS
- Staines
15 MINS
- Central London
30 MINS
- M25(J14)
9 MINS
- M4 (J4)
6 MINS



BY TRAIN
(HEATHROW EXPRESS)

Paddington Station
15 MINS



T5 UNDERGROUND
(HEATHROW)

- Piccadilly line
GREEN PARK
52 MINS
- Elizabeth line
(opening soon)
BOND STREET
26 MINS



FREE BUS / WALK
(# 555, 105, 423, 140 & 285)

- Sovereign Court shops
ON SITE
- Steak & Lobster,
Radisson Blu
BUS **1 MIN**
WALK **10 MINS**
- Carluccio's,
The Marriott
BUS **3 MINS**
WALK **12 MINS**
- The Pheasant Inn
& Restaurant
WALK **15 MINS**



Westcombe Restaurant, Ibis Styles

Sovereign Food & Wine convenience store is on-site and a Co-op Food is located within the petrol station next door.



Sovereign Food and Wine



Swimming Pool, Park Inn



Sovereign Court benefits from an extensive selection of local hotel amenities including bars, restaurants, cafes and health clubs.



David Lloyd Gym



Sipson Recreation Ground



Holiday Inn, Heathrow

TESTIMONIAL

“

We had a small office at Heathrow Boulevard for ten years and as the business grew we needed a bigger office. We had fantastic assistance from the Orbit / Emerson Team to find our new office. We have been at Sovereign Court for the past four years and are very happy with the service received from the Orbit/Emerson Team. Whenever we need assistance with maintenance or any other issues in the building they are dealt with promptly. I would have no hesitation in recommending Orbit / Emerson to anyone looking for a professional office.












”

**GURDA SANDHU, MANAGING DIRECTOR
AVISERV LIMITED**





SPECIFICATION

-  Air-conditioning
-  Suspended ceilings
-  LED lighting
-  Fully accessible raised floors
-  Underfloor power track
-  Open plan offices
-  Double glazing
-  8-person lifts
-  Male & female WC's
-  28 car parking spaces
-  Building manager
-  Shared foyer & reception



THE SPACE

Sovereign Court provides a unique opportunity to acquire newly refurbished managed office suites available on flexible terms in a prime location directly opposite London's principal airport.

28



Car parking
spaces available



THE 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 provide offices to let in the South East of England, including offices in Redhill, Brentford, Egham and directly opposite Heathrow Airport.

The Orbit Southern portfolio totals circa 450,000 sq ft and consists of 32 commercial buildings across 12 sites located throughout the South East of England, 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.



Profile West, Brentford

Grosvenor House, Redhill

Heathrow Boulevard, West Drayton

FOR MORE INFO PLEASE
CONTACT ORBIT SOUTHERN

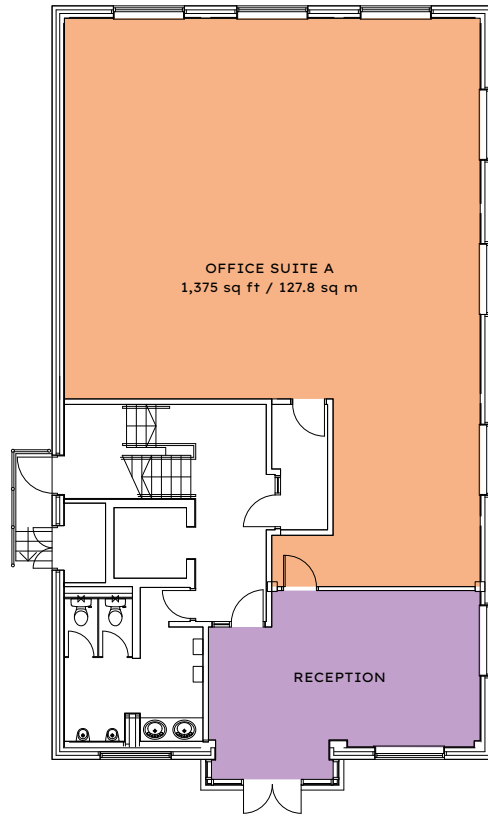
020 8750 1410
orbitsouthern.co.uk
orbit-southern@emerson.co.uk
twitter.com/Orbit_Southern

Orbit
Southern

GROUND FLOOR

Available space

1,375 sq ft (127.8 sq m)



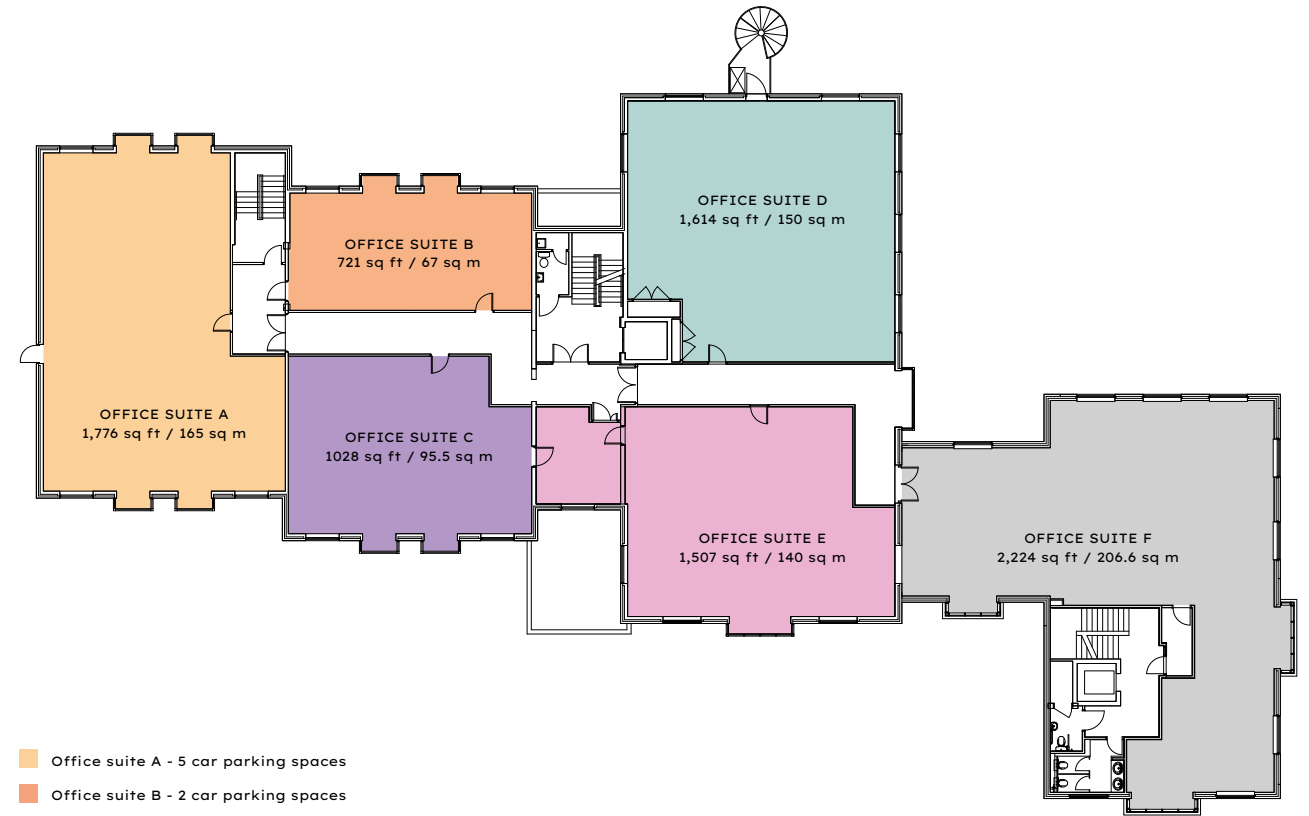
- Office suite A - 4 car parking spaces
- Reception



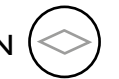
FIRST FLOOR

Office suites from

721 sq ft (67 sq m)
- 2,224 sq ft (206.6 sq m)



- Office suite A - 5 car parking spaces
- Office suite B - 2 car parking spaces
- Office suite C - 3 car parking spaces
- Office suite D - 4 car parking spaces
- Office suite E - 4 car parking spaces
- Office suite F - 6 car parking spaces
- Toilets / stairs / common parts





SOVEREIGN COURT HEATHROW

WWW.SOVEREIGNCOURTHEATHROW.COM



piers.leigh@avisonyoung.com
chris.mcgee@avisonyoung.com



orbit-southern@emerson.co.uk



paulf@desouza.co.uk

Orbit Southern for themselves and for the vendors or lessors of this properties, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions 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) no person in the employment of Orbit Southern has any authority to make or give any representation of warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition. June 2020.