



SQUARE ONE HEATHROW

GRADE A REFURBISHED OFFICES - TO LET

Square One - Southall Lane - Heathrow - Middlesex - UB2 5NH

www.squareone-heathrow.co.uk



HIGHLY ACCESSIBLE

Road

- M4 Junction 3 - Less than a mile
- M4 Junction 4 - London Heathrow 3 miles
- M25/M4 intersection - 4.5 miles
- A40 - 4 miles
- M3 Junction 1 - 10 miles
- M1 Junction 1 (Brent Cross) - 14 miles

Rail (Hayes and Harlington)

- London Paddington - 16 minutes
- Heathrow Connect - 6 minutes

Air

- London Heathrow - 4 miles
- RAF Northolt (private charter flights) - 5 miles

HIGH SPECIFICATION

Building Specification

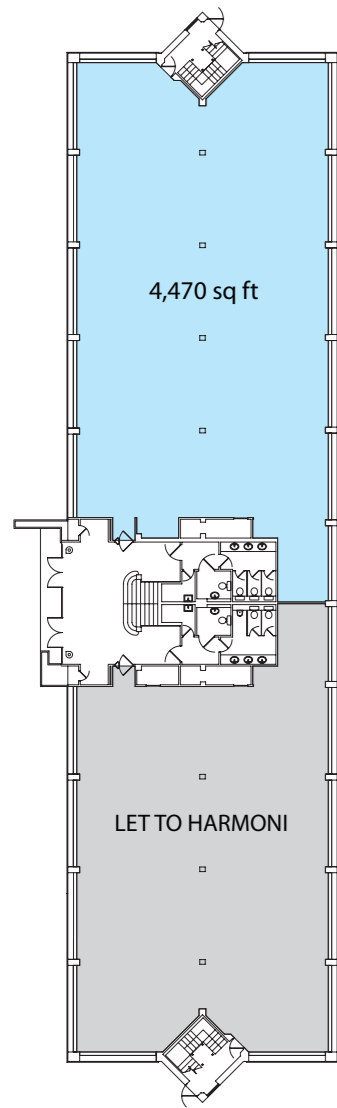
- New VRF comfort cooling and heating
- New raised access floors (100mm clear void)
- New mineral fibre suspended ceilings with LG7 compliant lighting
- Double height fully glazed reception areas
- New WC's - male, female and disabled
- New cladding to external elevations
- Video door entry system

Amenities

- 24 hour on-site security and CCTV cameras
- Parking ratio of 1:307 SQ FT
- Café with external seating area
- New landscaping
- David Lloyd Fitness Centre and Tesco Extra in close proximity

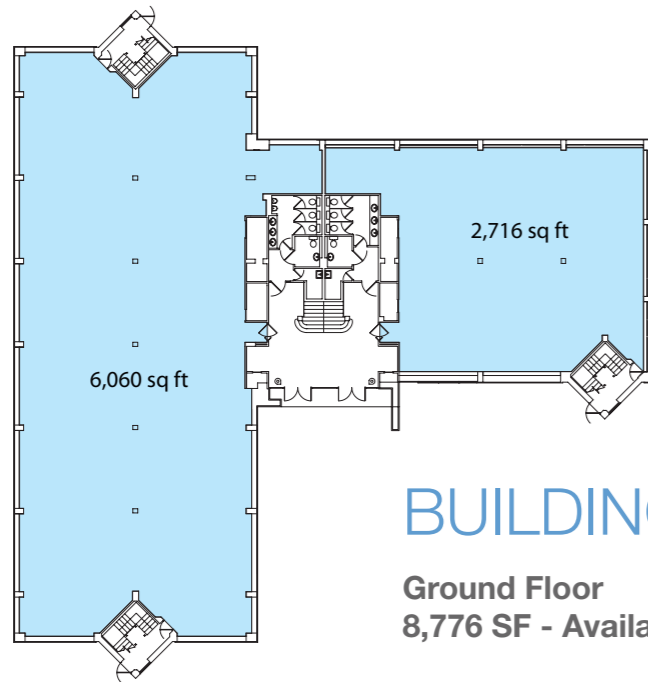


GRADE A - AVAILABILITY AT SQUARE ONE



BUILDING ONE

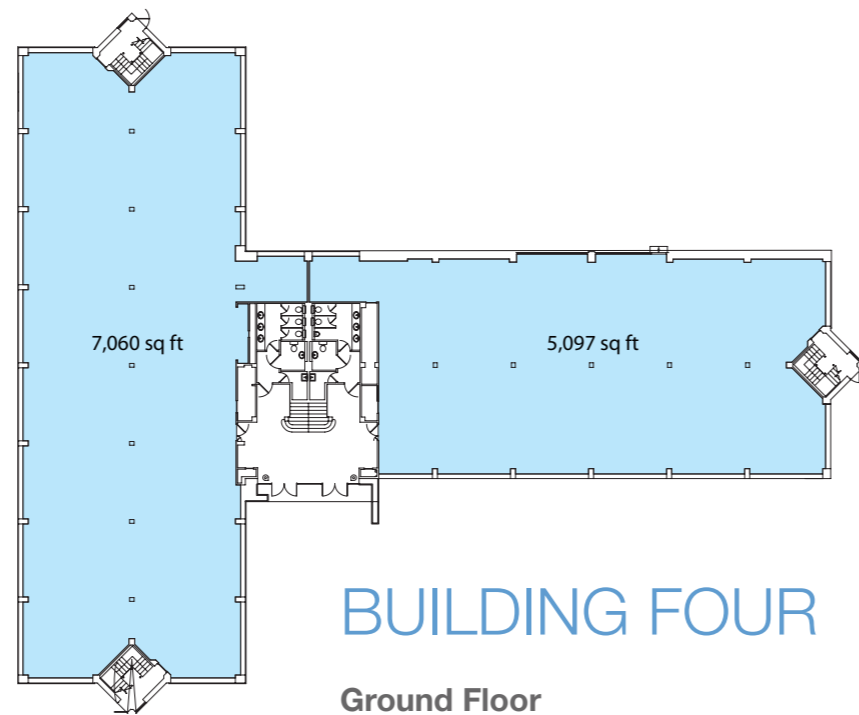
Ground Floor
4,470 SF - Available



BUILDING TWO

Ground Floor
8,776 SF - Available

First Floor
9,074 SF - Available



BUILDING FOUR

Ground Floor
12,157 SF - Available

First Floor
12,306 SF - Available





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Energy Performance Certificate

Non-Domestic Building



BLOCK 4

UBS South East Recovery Partnership
Square One (Heathrow), Southall Lane
Heston

SOUTHALL

UB2 5NH

Certificate Reference Number:

0459-0438-3240-9106-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 86

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 3306
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

67 If newly built

143 If typical of the existing stock