

# 7 NEW SQUARE

BEDFONT LAKES | HEATHROW



**19,391 SQ FT**  
**REFURBISHED OFFICE HQ TO LET**  
**AVAILABLE SUMMER 2016**

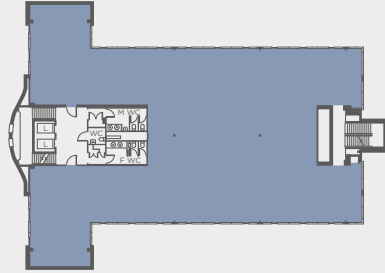
[bedfontlakesheathrow.com](http://bedfontlakesheathrow.com)



# NEW SQUARE



## Floorplan Typical floor



## Schedule of Areas

|              |                     |                   |
|--------------|---------------------|-------------------|
| Second Floor | 6,491 sq ft         | 603 sq m          |
| First Floor  | 6,476 sq ft         | 601 sq m          |
| Ground Floor | 6,183 sq ft         | 574 sq m          |
| Basement     | 241 sq ft           | 22 sq m           |
| <b>Total</b> | <b>19,391 sq ft</b> | <b>1,800 sq m</b> |

## Description

7 New Square is being comprehensively refurbished to provide Grade A office accommodation over ground, first and second floors. The property is set to benefit from the following specification:

### Summary Specification

- New remodelled reception with feature reception desk
- Newly refurbished WC's and shower facilities
- 2 passenger lifts
- BMS control system
- New VAV air-conditioning
- Suspended ceiling with new LED recessed lighting
- New raised access floors
- EPC Target C
- Access to on-site café
- Secure car parking for 88 cars (1:220 sq ft)

### Accommodation

19,391 sq ft (1,800 sq m) approx. NIA.

### Lease Terms

Upon application.

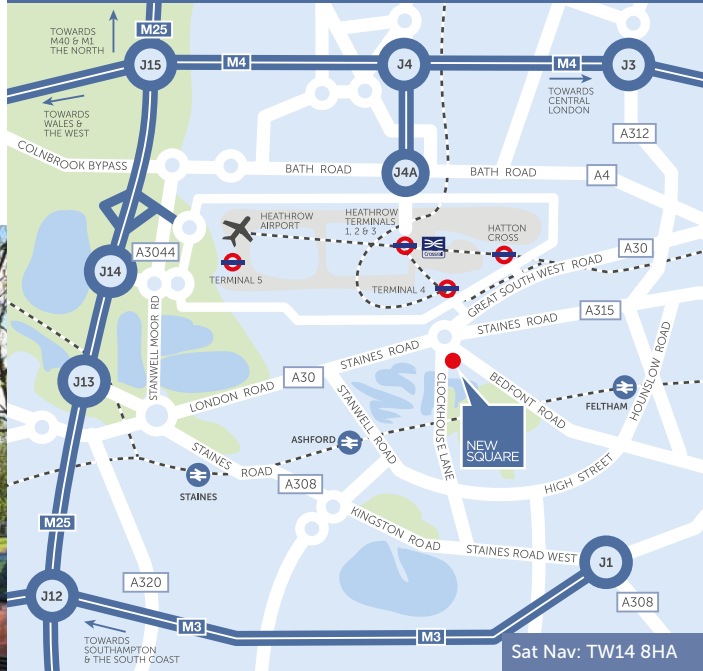
### Further Information

Contact the joint sole letting agents.

## Location

Bedfont Lakes is situated close to the M25, M4 and M3 motorways and the A4 into Central London, adjacent to the A30 dual carriageway which provides direct access to Heathrow Airport.

The park can be reached from Central London via either overground trains (Feltham and Ashford) or the underground network (Heathrow T4 and Hatton Cross). Heathrow Airport Station (one mile from Bedfont Lakes) will be served by the Crossrail from 2019. New Square benefits from a regular courtesy bus service to Heathrow, Hatton Cross Underground, Feltham Station and Staines.



A Development by:



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