

NEWSQUARE

BEDFONTLAKES

AN ESTABLISHED THRIVING BUSINESS COMMUNITY CLOSE TO HEATHROW AIRPORT



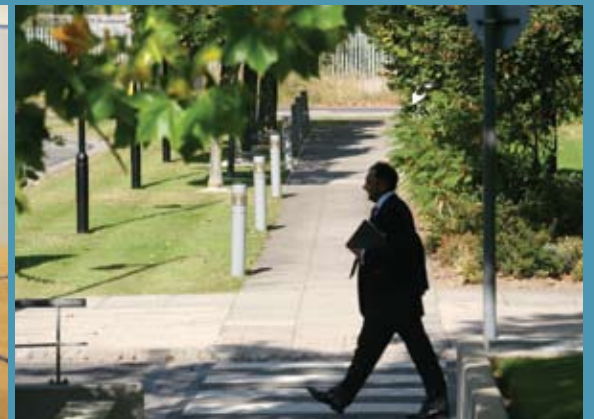
NEW SQUARE AT BEDFONT LAKES OFFICE PARK IS AN ESTABLISHED, THRIVING BUSINESS COMMUNITY SERVED BY A MODERN AND EFFICIENT INFRASTRUCTURE. SET WITHIN 250 ACRES OF NATURAL PARKLAND, BEDFONT LAKES PROVIDES AN OUTSTANDING WORKING ENVIRONMENT WITH EXCELLENT AMENITIES AND AN ABUNDANCE OF PARKING. ALREADY HOME TO A NUMBER OF NATIONAL AND INTERNATIONAL COMPANIES IT STANDS OUT AS AN EXCEPTIONAL BUSINESS COMMUNITY WITH A PROVEN TRACK RECORD OF SUCCESS.

SQUARE CAFE SQUARE CAFE



AMENITYSPACE

CAFE SQUARE IS THE FOCUS OF NEW SQUARE AND THE PERFECT PLACE TO GRAB SOME BREAKFAST, LUNCH OR COFFEE. WIRELESS INTERNET ACCESS IS AVAILABLE AND PLASMA SCREENS WITH SKY TV ALSO PROVIDE UP TO THE MINUTE INFORMATION ON THE NEXT COURTESY BUS. A FEW MINUTES WALK FROM THE CAFE IS THE PRINCES CLUB WHICH PROVIDES FACILITIES INCLUDING SQUASH COURTS, GYM AND FOR THE MORE ADVENTUROUS, NUMEROUS WATER SPORTS. FOR GOLF ENTHUSIASTS THERE ARE A WEALTH OF PRIVATE CLUBS CLOSE BY, INCLUDING TWO CHAMPIONSHIP COURSES AT SUNNINGDALE AND WENTWORTH. NEW SQUARE ALSO BENEFITS FROM AN ON-SITE INTRANET SERVICE AND AN IMPRESSIVE ON-SITE PARKING RATIO OF 1:215 SQ FT.





SUCCESSFULSPACE

BEDFONT LAKES OFFICE PARK IS ALREADY A SUCCESSFUL BUSINESS COMMUNITY, HOME TO A NUMBER OF NATIONAL AND INTERNATIONAL COMPANIES WORKING IN MANY DIFFERENT SECTORS OF BUSINESS. CURRENT OCCUPIERS INCLUDE IBM, THE HOME OFFICE, BIRDS EYE, SAP, LINDT CHOCOLATES AND CISCO SYSTEMS.





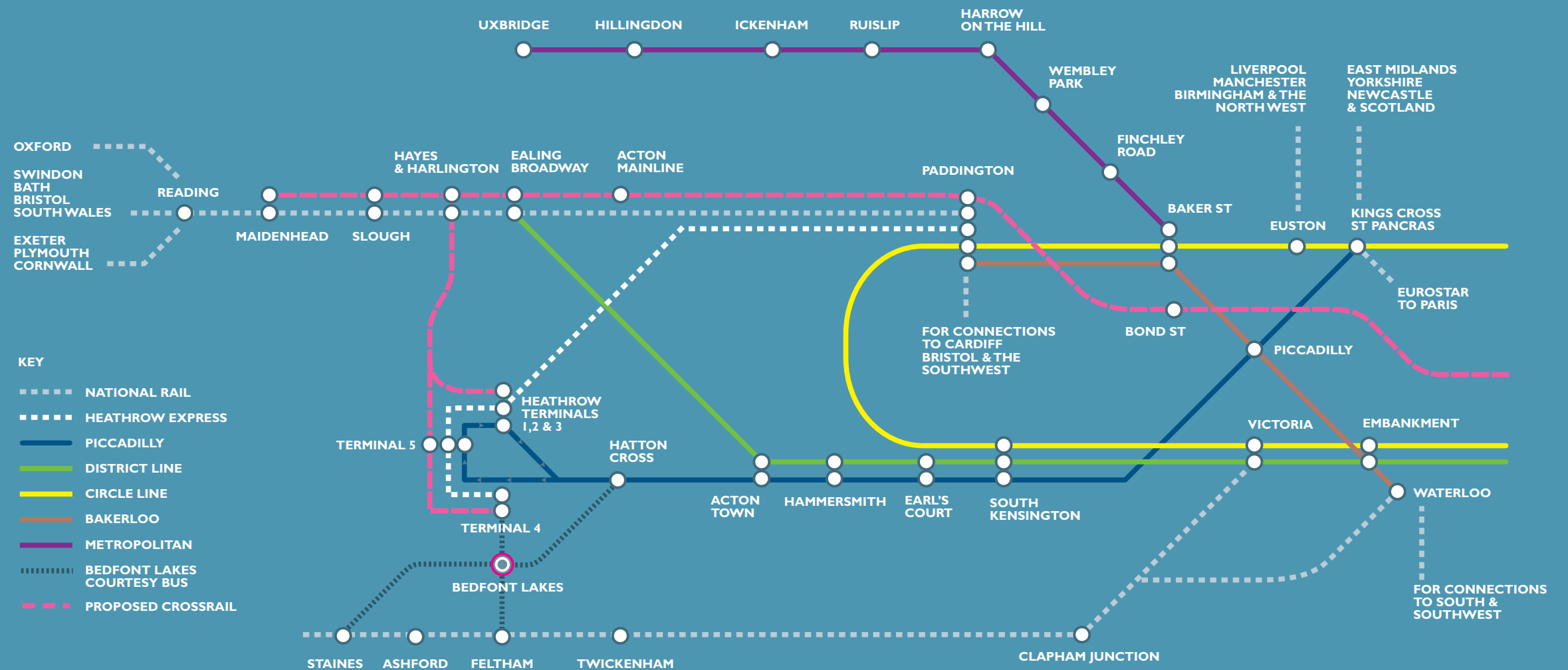
WORKINGSPLACE

NEW SQUARE PROVIDES EXCELLENT ACCOMMODATION AND AN EXCEPTIONAL WORKING ENVIRONMENT. DESIGNED TO THE HIGHEST QUALITY IT ENABLES THE MODERN DAY OCCUPIER TO OPERATE EFFICIENTLY AND EFFECTIVELY.



LOCAL CONVENIENCE

BEDFONT LAKES PROVIDES A DEDICATED COURTESY COACH SERVICE TO HEATHROW TERMINAL 4 AND HATTON CROSS UNDERGROUND STATIONS AND FELTHAM AND STAINES BR STATIONS. DURING LUNCHTIME THE SERVICE IS EXTENDED TO THE PRINCIPLE SHOPPING CENTRE OF STAINES.



ROADDISTANCE

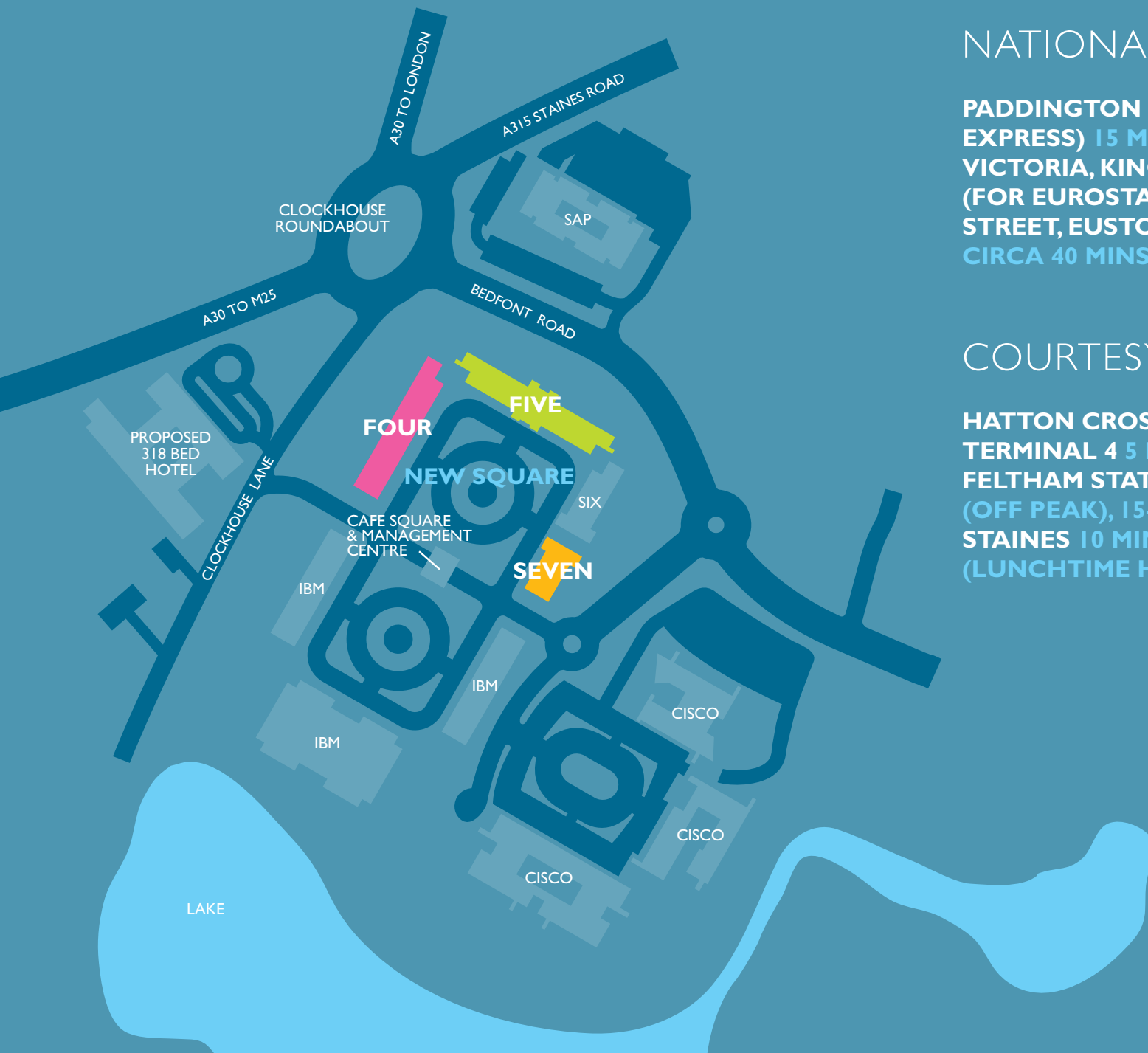
M4 JUNCTION 4A 4.9 MILES
M25 JUNCTION 13 3.9 MILES
M3 JUNCTION 1 2.5 MILES
HEATHROW T4 1.5 MILES
CENTRAL LONDON 14.5 MILES
LONDON GATWICK 41.4 MILES

NATIONALRAIL

PADDINGTON (HEATHROW EXPRESS) 15 MINS.
VICTORIA, KINGS CROSS (FOR EUROSTAR), LIVERPOOL STREET, EUSTON, WATERLOO CIRCA 40 MINS.

COURTESYBUS

HATTON CROSS 15 MINS.
TERMINAL 4 5 MINS.
FELTHAM STATION 10 MINS. (OFF PEAK), 15-20 MINS. (PEAK)
STAINES 10 MINS. (LUNCHTIME HOURS)





BEDFONT LAKES IS SITUATED 1½ MILES FROM HEATHROW TERMINAL 4 WITH ACCESS TO THE PICCADILLY LINE AND THE HEATHROW EXPRESS PROVIDING A REGULAR SERVICE TO LONDON PADDINGTON IN AROUND 15 MINUTES. THE M25, M3 AND M4 MOTORWAYS ARE ALL SITUATED WITHIN 5 MILES OF THE PARK.



GLOBAL CONNECTIONS

WITH HEATHROW AIRPORT ON YOUR DOORSTEP YOU CAN SOON BE WHEREVER YOUR WORK NEEDS YOU TO BE. REGARDED AS THE HUB OF THE AVIATION WORLD, THE AIRPORT HAS FIVE TERMINALS SERVING OVER 186 DESTINATIONS IN OVER 90 COUNTRIES.



GREENSPACE

SET WITHIN 250 ACRES OF LAKES AND PARKLAND, BEDFONT LAKES PROVIDES A PEACEFUL WORKING ENVIRONMENT WITH MANY GREEN AREAS TO ENJOY LUNCHTIMES. THE COURTESY BUS AT BEDFONT LAKES RUNS ON PURE PLANT OIL REDUCING CO₂ EMISSIONS BY 80% AND KEEPING THE PARK IN HARMONY WITH IT'S NATURAL SURROUNDINGS.



MANAGEMENT CENTRE

BEDFONT LAKES OFFICE PARK HAS AN ON-SITE MANAGEMENT CENTRE WITH CCTV SECURITY MONITORING AND 24 HOUR ACCESS PROVIDING A HIGHLY MANAGED ENVIRONMENT.



NEWSQUARE

BEDFONTLAKES

BEDFONT.CO.UK

SAT NAV REF: TW14 8HA

Misrepresentation act These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but 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 their correctness. Designed and produced by Adventis Group plc 020 7034 4755 (12/07 G35524)

**STRUTT
& PARKER**
020 7629 7282
www.struttandparker.com

 **JONES LANG
LASALLE**
020 7493 6040
www.joneslanglasalle.co.uk

22 Hanover Square London W1A 2BN