



AMADEUS



WORLD
BUSINESS
CENTRE

Newall Road, Hounslow
London Heathrow Airport, TW6 2FL

20,936 sq ft of 'plug and play' office space
with unrivalled views of the airport

4WORLDBUSINESSCENTRE.COM

The available office accommodation is situated on the 3rd floor and provides high quality 'plug & play' office space with stunning views over Heathrow Airport.



PLUG AND PLAY OFFICE SPACE

DESCRIPTION

World Business Centre 4 was completed in 2017 providing a UK HQ for Amadeus. The building totals approximately 91,000 sq ft and is arranged over basement, ground and three upper floors, with a plant room on the roof.



Views from the third floor office

SPECIFICATION



EPC "A" AND BREEAM "VERY GOOD"



AIR CONDITIONING



150MM RAISED ACCESS FLOOR & 2.75M FLOOR TO CEILING HEIGHTS



SUSPENDED CEILINGS WITH LED LIGHTING



THREE 13-PERSON PASSENGER LIFTS



CAR PARKING AND CYCLE STORAGE



SHOWER FACILITIES



CAFÉ FACILITY AVAILABLE ON GROUND FLOOR



Ground floor breakout area



Main reception



Ground floor breakout area



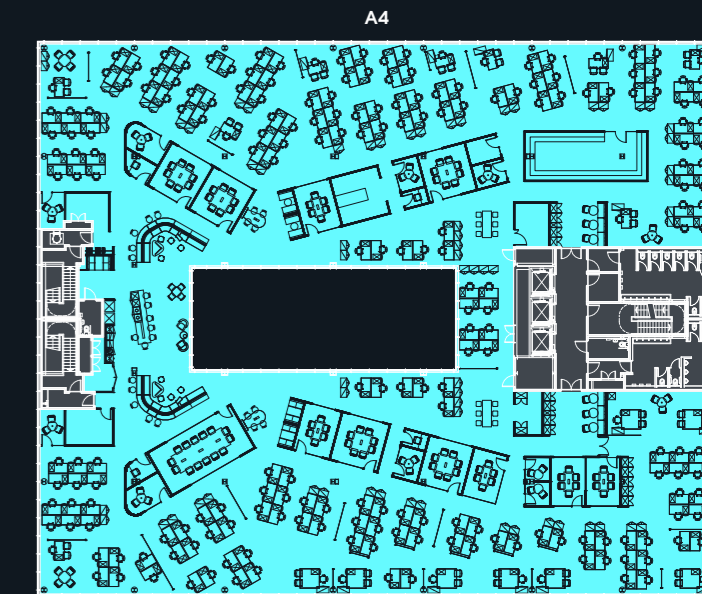
Third floor break out area

THIRD FLOOR SPACE PLAN

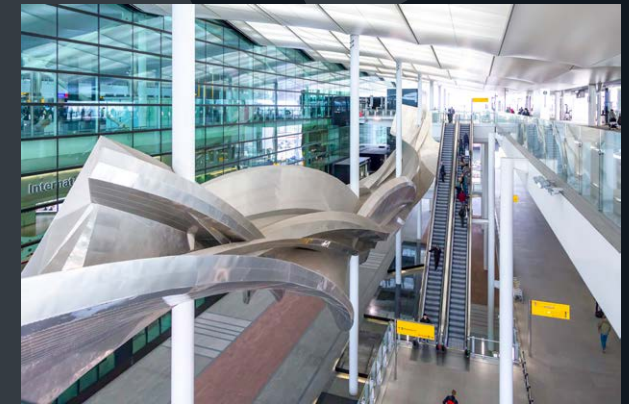
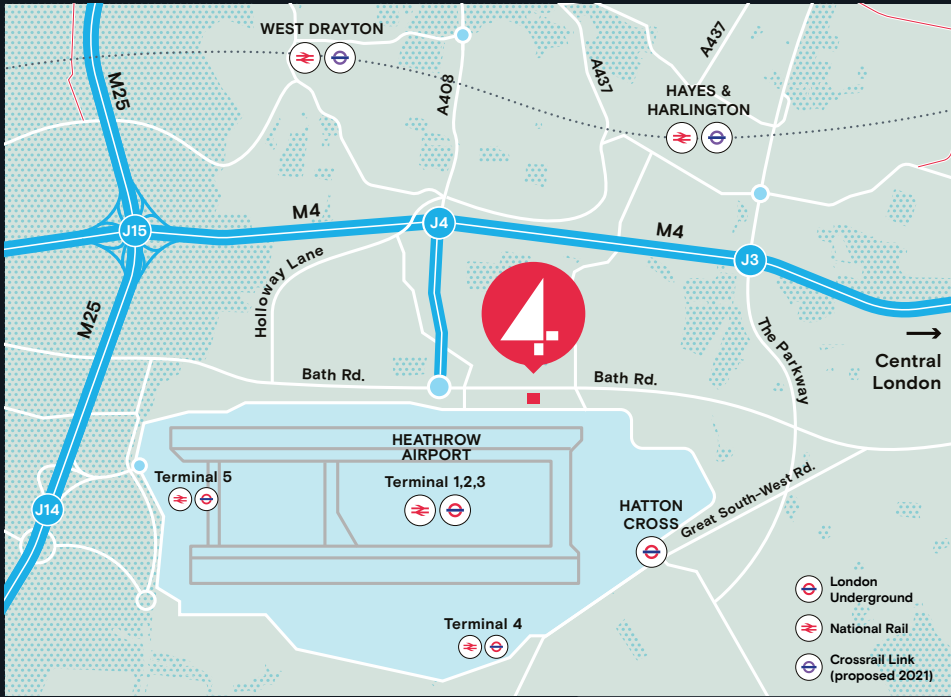
20,936 sq ft / 1,945.02 sq m

Workstations	218
2 person meeting rooms	2
3 person meeting rooms	7
6 person meeting rooms	5
8 person meeting rooms	5
14 person meeting room	1
1 person quiet rooms	4
Breakout areas	12
Kitchenette	1
Occupancy Total	218

- Office
- Core









Plan not to scale, for indicative only.



London Heathrow, Terminal 2

The building benefits from excellent access to Central London and the wider UK via the motorway network with easy access to the M4 (junction 4), M25 (junction 15), M3 (junction 2) and M40 (junction 1A)

CONNECTIONS

 M4 Junction 4 4 mins drive	 M4 Junction 3 8 mins drive
 M25 Junction 15 9 mins drive	 Hayes & Harlington 7 mins drive
 West Drayton 11 mins drive	 London Paddington 26 mins via Heathrow Express & bus



LOCATION

The building sits within the Heathrow Free Travel Zone (HFTZ) which is a zone encircling Heathrow Airport and the surrounding area where travel on public transport is free to use - this network provides free travel to the central terminals.

The airport provides exceptional public transport options with the dedicated Heathrow express providing a direct service to London Paddington in just 15 minutes. The TFL rail service provides a local station stopping service to London Paddington and the terminal provides access to the London Underground network via the Piccadilly line.

TERMS

Upon application.

VIEWINGS

Strictly through sole letting agents.

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