

3 NEW SQUARE



Fully refurbished to Grade A specification



Set within an established premier business park



Numerous world class occupiers on site



Transformational investment in amenities planned



Located less than one mile from Heathrow Airport



6,150 TO 37,840 SQ FT

WELCOME TO THE NEW BEDFONT LAKES

A PREMIER LAKESIDE OFFICE PARK WITH PROXIMITY TO NATURE AT ITS HEART AND A NEW VISION FOR ITS CUSTOMERS

Description

3 New Square provides open plan office accommodation over ground, first and second floors and benefits from 174 parking spaces, providing a leading parking ratio of 1:222 sq ft.

Under new ownership, the Park's communal amenities will be transformed with significant investment to create a best-in-class customer experience.



Schedule of Areas

Second Floor	12,316 sq ft	1,144 sq m
First Floor	12,328 sq ft	1,145 sq m
Ground Floor	12,306 sq ft	1,143 sq m
Basement	889 sq ft	83 sq m
Total	37,839 sq ft	3,515 sq m
Storage	170 sq ft	16 sq ft

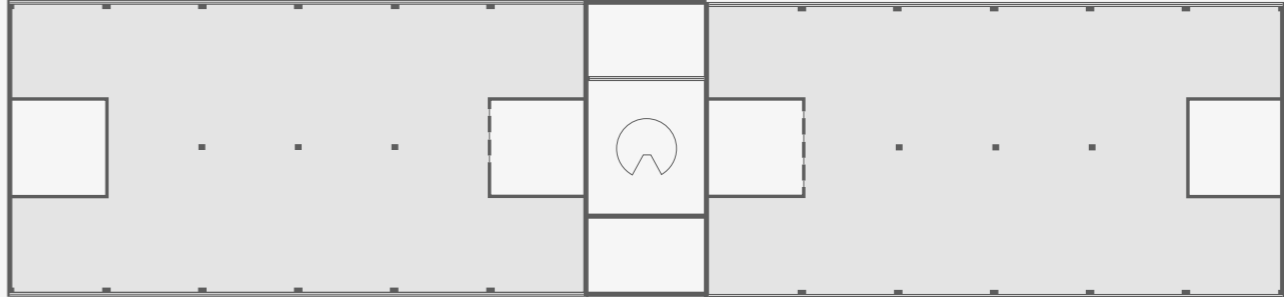
Accommodation

Measured in accordance with the RICS code of measurement practice on an IPMS3 basis and available on a floor by floor basis.

Lease Terms

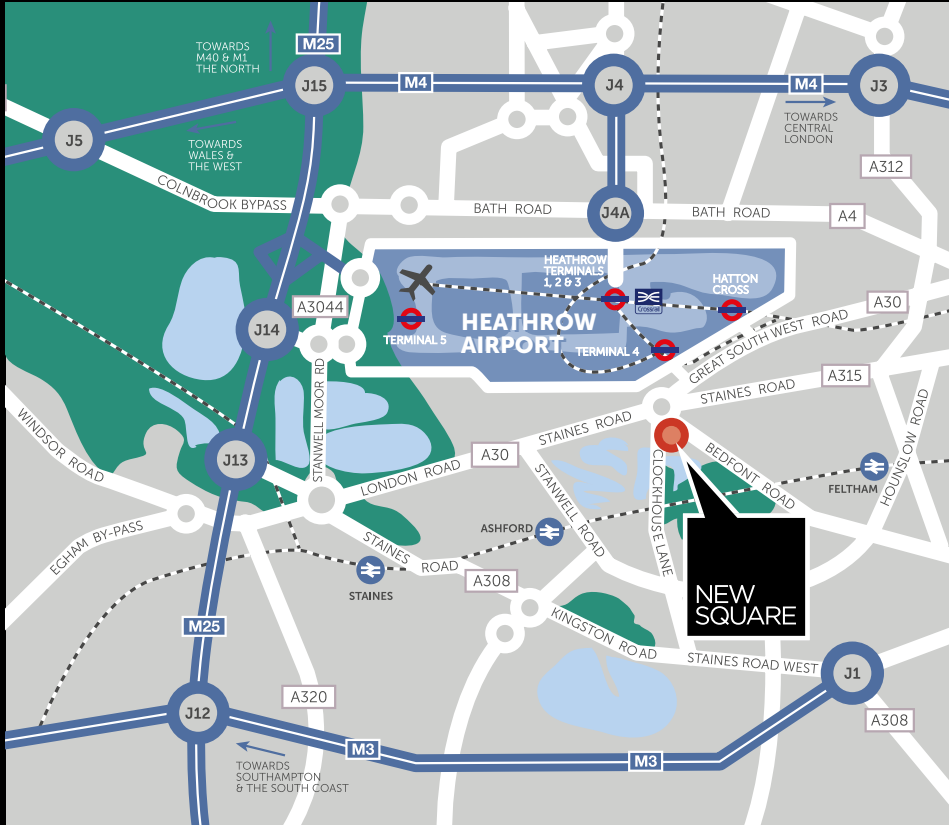
Upon application.

Floorplan
Typical floor



Rail

New Square is in close proximity to Hatton Cross (Piccadilly Line) and Feltham (South West Trains) stations which provide easy access to London.



From Heathrow Airport

Heathrow Express (T2/T3/T5)	23 minutes
Crossrail (from 2019)	33 minutes

PICCADILLY LINE

HEATHROW	2 MINS
HATTON CROSS	
HAMMERSMITH	27 MINS
EARLS COURT	31 MINS
PICCADILLY CIRCUS	41 MINS

All timings shown originate from Hatton Cross Station.

SOUTH WEST TRAINS

READING	57 MINS
FELTHAM	
TWICKENHAM	5 MINS
RICHMOND	9 MINS
CLAPHAM JUNCTION	17 MINS
LONDON WATERLOO	26 MINS

All timings shown originate from Feltham Station.

Source: Transport for London



Road	Distance
Heathrow	1 mile
M3 (Junction 1)	2.9 miles
M25 (Junction 14)	3.4 miles
M4 (Junction 3)	3.5 miles
Central London	15 miles

Source: AA

Air	Distance
Heathrow	1 mile
Gatwick	40 miles

Bus

New Square benefits from a regular courtesy bus service to Heathrow, Hatton Cross Underground and Feltham Station.

From Bedford Lakes	Peak Frequency
Route BL1 to Feltham Railway Station	Every 6 mins
Route BL2 to Hatton Cross (Piccadilly Line) (via Heathrow T4 at certain times)	Every 30 mins
Route BL3 to Staines (12pm - 1:45pm only)	Every 35 mins
Route BL4 to Hayes & Harlington	Every 30 mins

For further information contact the joint sole letting agents:

savills.co.uk **savills**
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NEW SQUARE
BEDFONT LAKES | HEATHROW

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Important notice: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. Designed by Zest Design & Marketing (www.zestdm.co.uk). July 2021 (02197)