



# STRATA HOUSE

264-270 Bath Road, Heathrow UB3 5JJ

[www.stratahouseheathrow.com](http://www.stratahouseheathrow.com)



**SELF-CONTAINED OFFICES TO LEASE - AVAILABLE AS FULL FLOORS OR SUITES FROM: 490 - 12,750 SQ.FT.**



STRATA HOUSE

## RELOCATE TO THE HEART OF HEATHROW

An impressive high class office building overlooking Heathrow Airport, perfect for bringing your team together in one office space.

This is a well-established office location with a bus stop immediately outside that provides a bus service to Heathrow Airport.

From there the Piccadilly line, Elizabeth line, and Heathrow Express provide easy access to Central London. Local bus routes provide direct services to Hounslow, Slough and Uxbridge.

# LOCATION




Strata House is prominently situated on the A4 Bath Road immediately north of Heathrow Airport.



36 on-site car parking spaces



Close to the M4 (J4) via Heathrow Spur and the M25 (J14)

 **By car from Strata House to**


Terminals 2 and 3	5 mins
Terminal 5	9 mins
Staines	18 mins
Central London	30 mins
M25 (J14)	8 mins
M4 (J4)	6 mins

 **From Strata House to**

Terminals 2 and 3	1.2 miles
Terminal 5	2.7 miles
Staines	7.7 miles
Central London	15 miles
M25 (J14)	3.4 miles
M4 (J4)	1.4 miles

 **Train (Heathrow Express)**

Paddington Station	15 miles
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 **T5 Underground Heathrow Piccadilly Line**

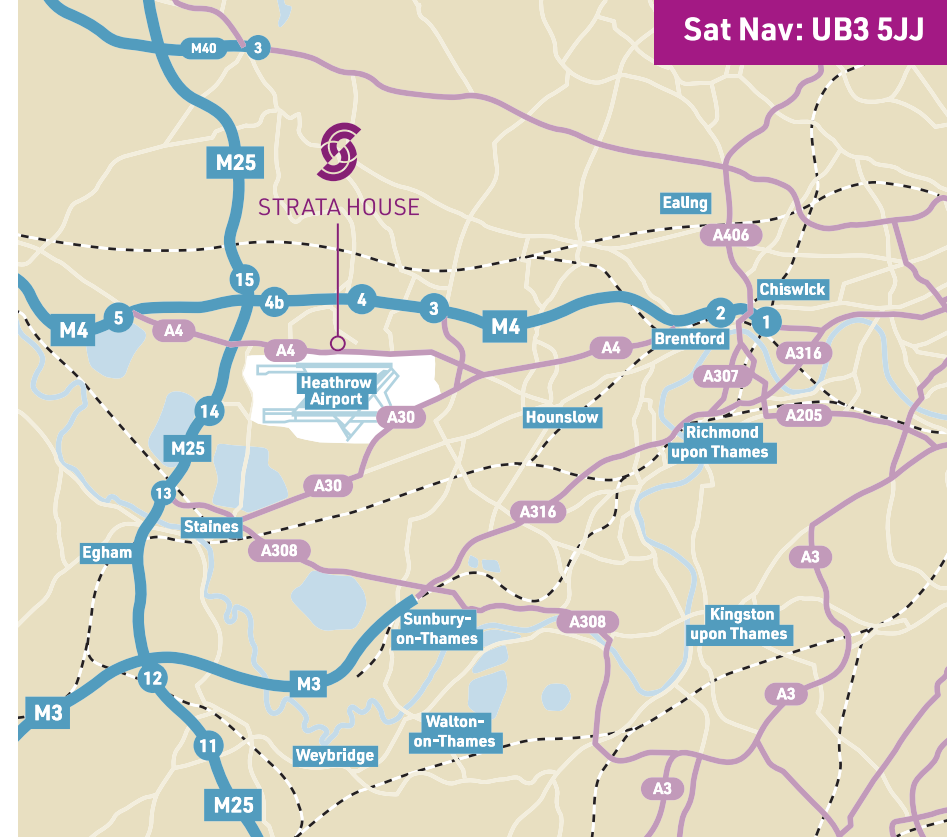
Green Park	52 mins
Elizabeth Line	
Tottenham Court Road	28 mins
Peak time - 12 trains per hour	

 **Walking**

Sovereign Court Shops	2 mins
Steak & Lobster, Radisson Blu	7 mins
Carluccio's The Marriott	10 mins

 **Local Buses**

No's 105, 140, 111, 423, 285 and 555



Sat Nav: UB3 5JJ



Local Map

# IN GOOD COMPANY

## EAT

Westcombe Restaurant	1 min walk
Il Basilico	2 mins walk
Three Magpies	3 mins walk
Steak & Lobster	7 mins walk
Carluccio's	10 mins walk
The Pheasant Inn	13 mins walk

## RELAX

Sipson Recreation Ground	9 mins walk
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## SHOP

Sovereign Food & Wine	2 mins walk
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## EXERCISE

David Lloyd, Heslon	10 mins drive
Botwell Green Sports & Leisure Centre	15 mins drive
Pure Gym, Hayes or Staines	18 mins drive

## SLEEP

Hotel Ibis Styles	1 min walk
Renaissance London Heathrow	6 mins walk
Radisson Blu	7 mins walk
London Heathrow Marriott	10 mins walk
Sheraton Skyline Hotel	10 mins walk



Heathrow Airport



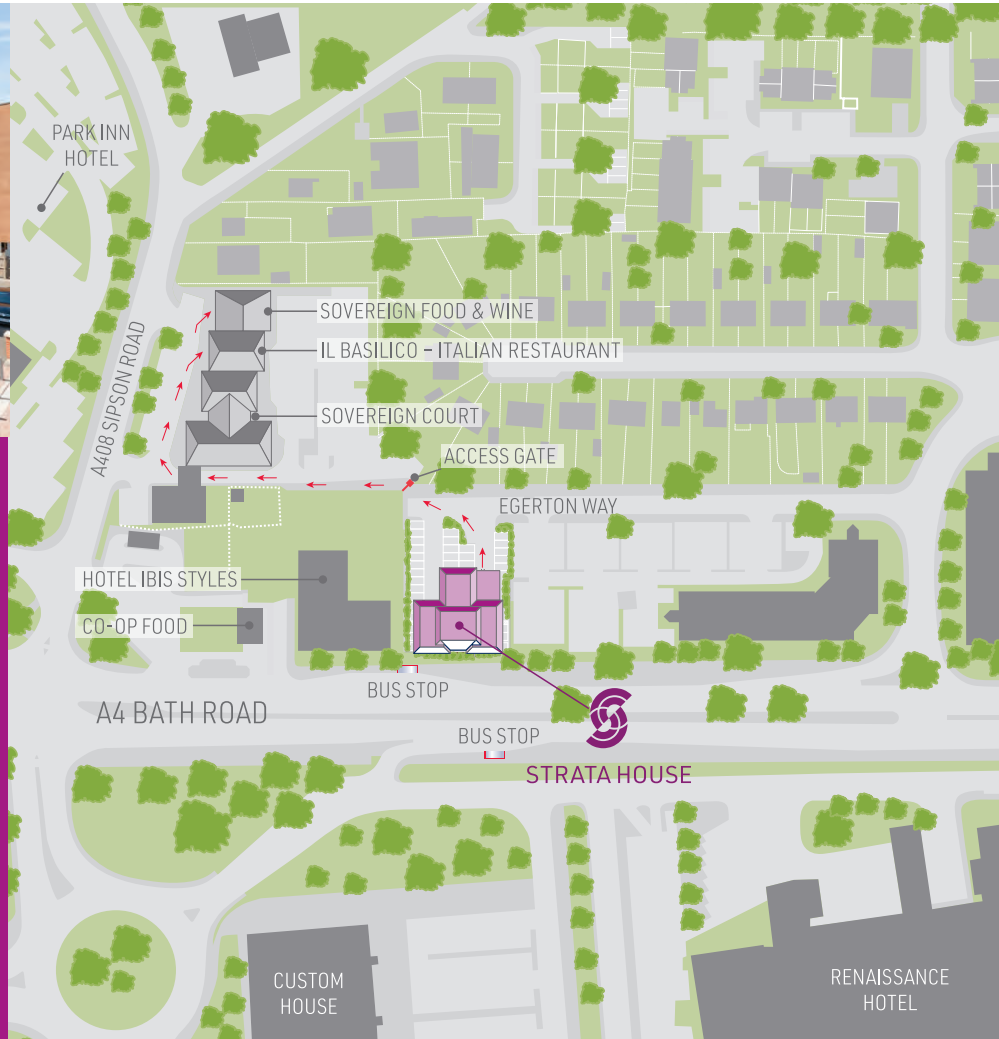
STRATA HOUSE

# LOCAL OCCUPIERS

Companies already represented in the area include: Boeing UK, Samsonite, British Airways, BALPA and Orbit Developments Southern Limited.



The building is within 2 minutes walk of the retail facilities at Sovereign Court that can be accessed via an entrance leading directly to the Sovereign Court complex. There are also a number of hotels on Bath Road which provide restaurant, bar, café and gym facilities.



Located 2 miles from Terminals 2 and 3, Heathrow Airport



Paddington Express - Heathrow to Central London in 15 minutes



# HIGH CLASS REFURBISHED OFFICES

- ❄️ VRF AIR CONDITIONING
- ☒ SUSPENDED CEILINGS WITH LED LIGHTING
- ⬆️ FULL ACCESS RAISED FLOORS
- 🎯 FULLY CARPETED
- 🚗 8-PERSON PASSENGER LIFT
- 🍴 KITCHEN FACILITIES ON THE GROUND, 1ST AND 2ND FLOORS
- ♂️ ♀️ MALE & FEMALE WC'S ON EACH FLOOR
- ♿️ DISABLED WC'S ON GROUND & 2ND FLOORS
- 🚿 SHOWER ON GROUND FLOOR
- 📡 COMMS ROOM ON 2ND FLOOR
- 🛡️ CCTV & PASS-CONTROLLED ENTRY SYSTEM
- 🅑 36 PRIVATE ON-SITE CAR PARKING SPACES PLUS 1 MOTORCYCLE SPACE
- 👁️ EXCELLENT VIEWS ACROSS THE AIRPORT
- 👤 BUILDING MANAGER



“Strata House has been a perfect location of the MultiTech UK EMEA headquarters. We moved into this lease space in 2015 after selling and moving out of previously owned office space in Reading. The location offers easy access for customers and colleagues arriving via Heathrow Airport, has good transport options for travel to and from London, and has many hotel choices within walking distance. The advantages of leased office space are tangible as our MultiTech UK team is small and we can focus our time and energy on our business. Our overall experience has been positive and is a result of Orbit Southern being very responsive and accommodation when it comes to meeting our needs.”

**Duane Wald**, Vice-President and Managing Director of EMEA and APAC, MultiTech

# Building Manager



# 36

private on-site car  
parking spaces



# 15

minutes

Heathrow to  
Paddington Station  
(Heathrow Express)



Spectacular  
**airport**  
views

# Shops

bars and restaurants  
all within walking  
distance

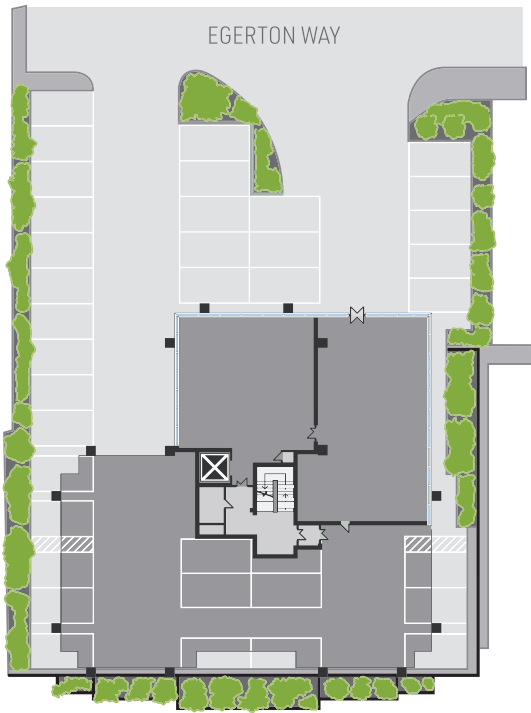


5 minute  
**bus**

services to  
airport terminals



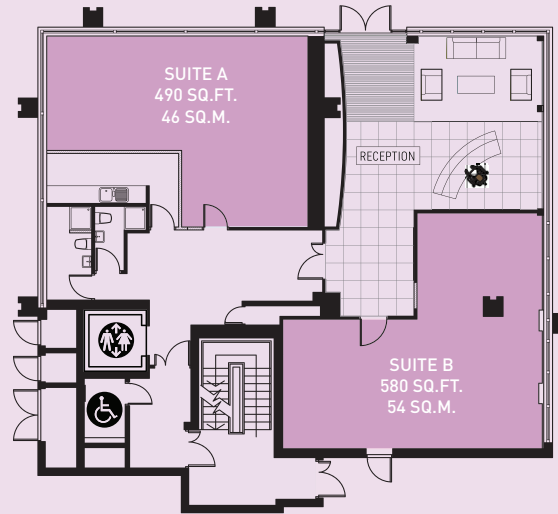
## Ground Floor Site Plan



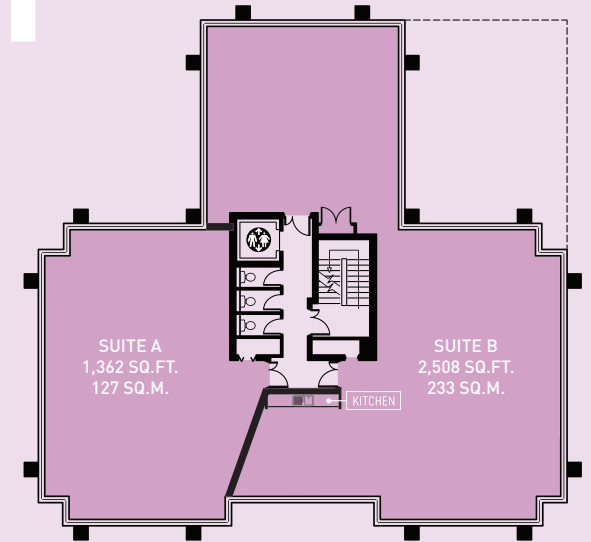
## Approximate Floor Areas

Suite Name	SQ FT	SQ M	Parking
Ground Suite A	490	46	2
Ground - Suite B	580	54	2
First - Suite A	1,362	127	4
First - Suite B	2,508	233	7
Second	3,870	360	10
Third	3,940	366	11
<b>Total</b>	<b>11,388</b>	<b>1,058</b>	<b>32</b>

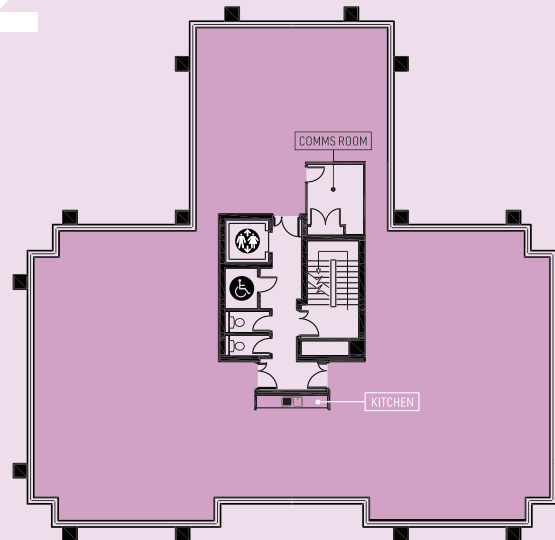
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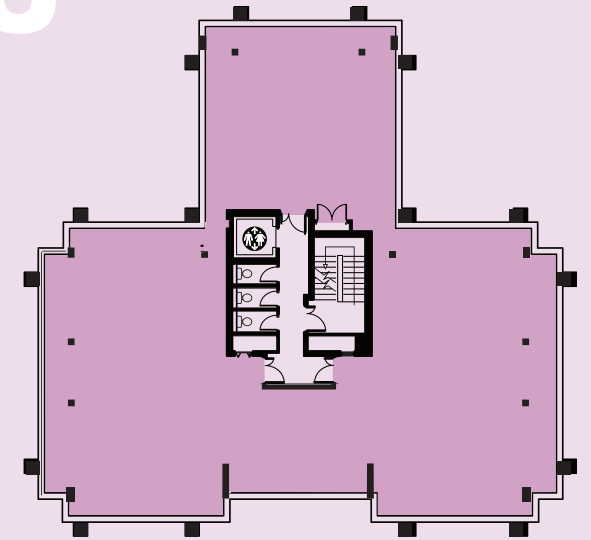
# 1



# 2



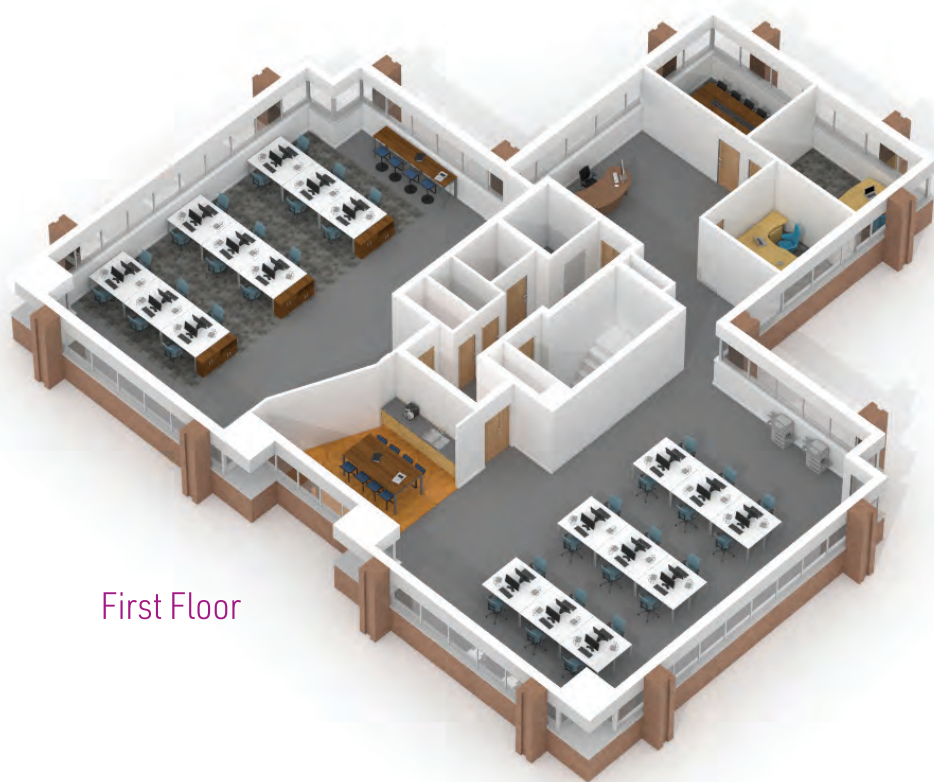
# 3







## Indicative Space Plans



First Floor



Second Floor



**BRENTSIDE, PARK BRENTSIDE**  
[www.brentsidepark.co.uk](http://www.brentsidepark.co.uk)



**PROFILE WEST, BRENTFORD**  
[www.profilewest.co.uk](http://www.profilewest.co.uk)

**HEATHROW BOULEVARD, HEATHROW**  
[www.heathrowboulevard.com](http://www.heathrowboulevard.com)

**SOVEREIGN COURT, HEATHROW**  
[www.sovereigncourtheathrow.com](http://www.sovereigncourtheathrow.com)



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**250**  
BUILDINGS  
ACROSS  
7,5 MILLION SQ FT  
.....

**3**  
MILLION  
SQ FT OF OFFICE  
SPACE TO RENT  
.....

**12**  
SITES  
LOCATED  
THROUGHOUT  
THE SOUTH  
OF ENGLAND  
.....

## IF YOU NEED SPACE TO OPERATE YOUR BUSINESS - MAKE IT OUR BUSINESS TO FIND YOU THAT SPACE.

### Dedicated and Experienced Commercial Property Experts

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

### A professional approach

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

### Large property portfolio

Our Orbit Southern team market and lease offices to let in the South East of England, including headquarters office buildings in Redhill, Brentford, Egham, and directly opposite Heathrow Airport. The Orbit Southern portfolio totals approximately 450,000 sq ft and consists of 32 commercial buildings across 12 sites located, all within easy access of the M25.

### Our customers always come first

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house property management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi-let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.



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A MEMBER OF THE EMERSON GROUP

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