



# **BLOOM** **HEATHROW** LONDON

PEOPLE MATTER HERE

# A WORKPLACE DESIGNED FOR PEOPLE

**Bloom Heathrow London (Bloom) is inspiring, uplifting, green and tranquil. And we think you'll feel right at home.**

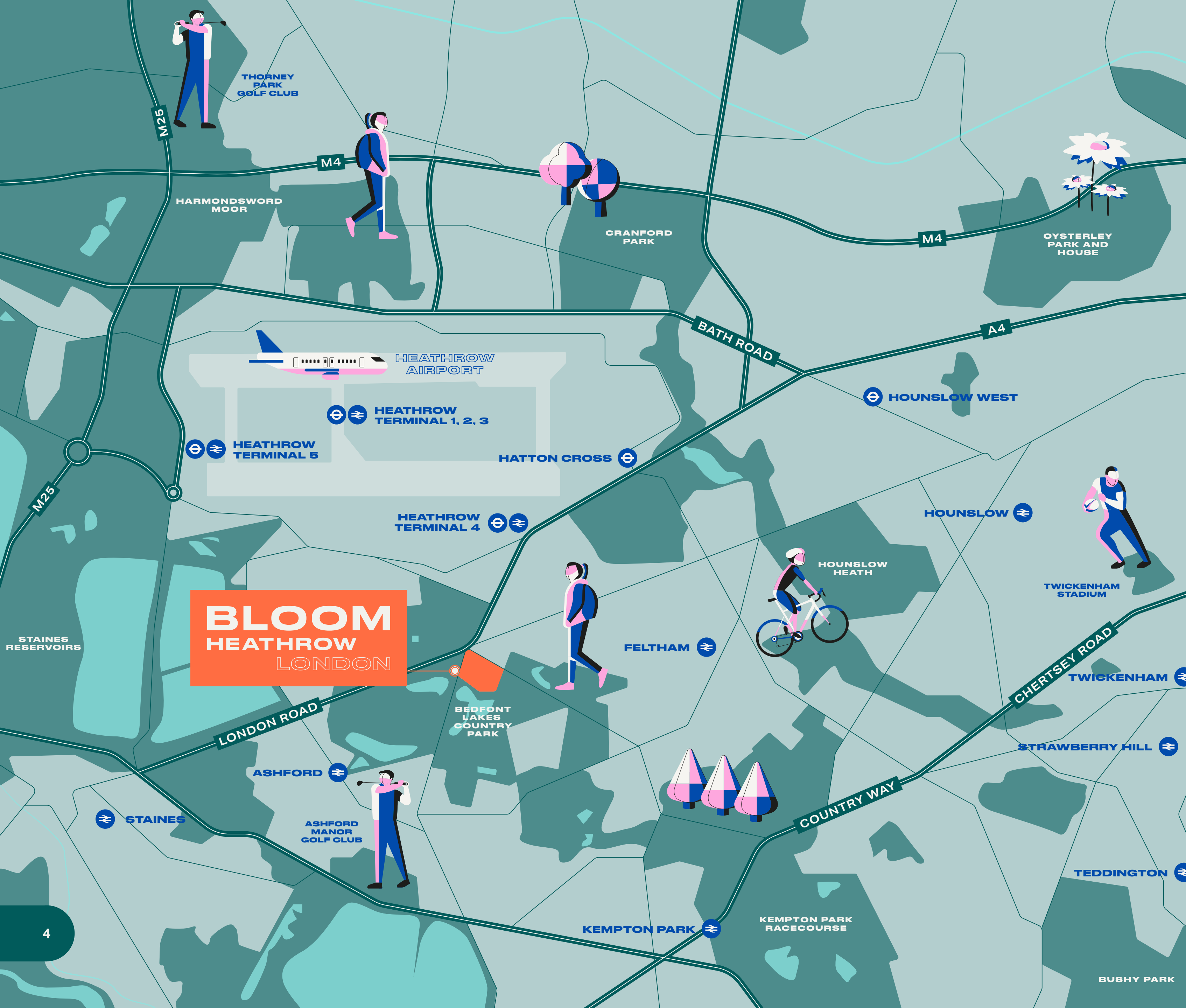
Nestled in a 19-acre estate on the edge of Greater London, Bloom is a wonderful place to work. It has everything. Nature walks, trim trails, community, great amenities, connectivity and a healthier, happier environment.

This is a space that's designed to put a smile on everyone's face. And of course, what's good for your people, is just as good for your business.



**WELCOME  
TO YOUR  
NEW NATURAL  
HABITAT**  
WELCOME TO  
BLOOM  
HEATHROW  
LONDON





# IN THE HEART OF WEST LONDON

Looking for the ideal business location?  
Come on in.

Central London is close enough to be on tap, yet far enough away to feel like you've left it all behind. You're right at the crossroads of the beautiful Home Counties of Surrey, Berkshire and Buckinghamshire. There's nature in abundance and of course, Heathrow, one of the world's most important gateways, is just minutes away.

# BLOOM HAS EVERYTHING YOU NEED AND A LOT MORE

## THE GREENER SIDE OF TOWN

Our estate is adjacent to the 180-acre Bedfont Lakes Country Park. This Green Flag Award winner is a nature-lover's paradise. There's a fishing lake, nature reserve, walking and running trails, a visitor's centre, wildlife centre and outdoor playgrounds.

We can't think of anywhere better to get away from your desk and recharge your batteries.



# CONNECTIVITY MATTERS HERE

## BLOOM BY CAR

Travel times from Bloom Heathrow London.

Heathrow Terminal 4	7 mins
Feltham	8 mins
Staines	15 mins
Central London	52 mins
M3 (J1)	9 mins
M4 (J3)	14 mins
M25 (J14)	13 mins
Hatton Cross	7 mins

## BLOOM BY RAIL

Travel times to Bloom from London and Reading.

Richmond	10 mins
Clapham Junction	18 mins
London Waterloo	29 mins
Reading	52 mins

## BLOOM BY CROSSRAIL

Travel times from Heathrow station.

Paddington	24 mins
Bond Street	28 mins
Liverpool Street	30 mins
Reading	50 mins

## BLOOM BY UNDERGROUND

Travel times from Heathrow Terminal 4 Station.

Hammersmith	46 mins
Ealing Broadway	50 mins
Paddington	55 mins
Victoria	1 hr 2 mins
Bond Street	1 hr 6 mins
Liverpool Street	1 hr 20 mins
Farringdon	1 hr 22 mins

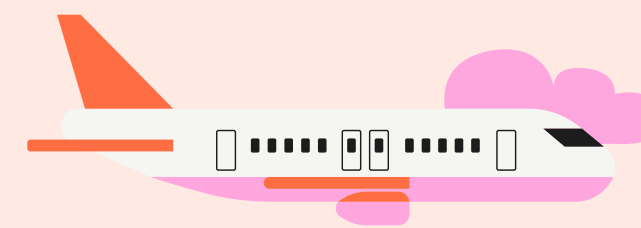
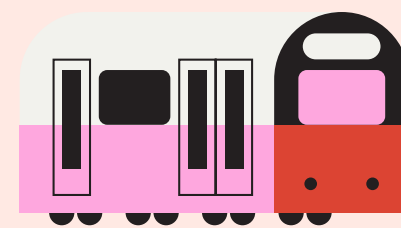
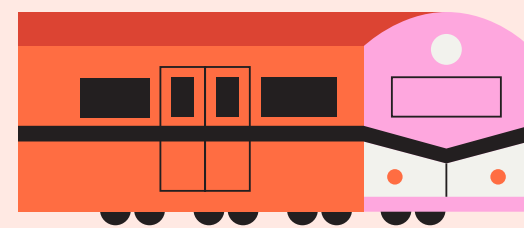
## BLOOM BY AIR

Travel times from Heathrow Airport.

Amsterdam	1 hr 5 mins
Paris	1 hr 10 mins
Dublin	1 hr 15 mins
Frankfurt	1 hr 40 mins
Berlin	1 hr 55 mins
Milan	2 hrs
Madrid	2 hrs 15 mins

## EV SHUTTLE BUSES

We're electrifying our fleet of shuttle buses that run every weekday from 7.20am to 7.30pm. You can travel in style and comfort and absolutely free. The bus goes to Feltham Station every 15 mins and Hatton Cross every 30 mins.



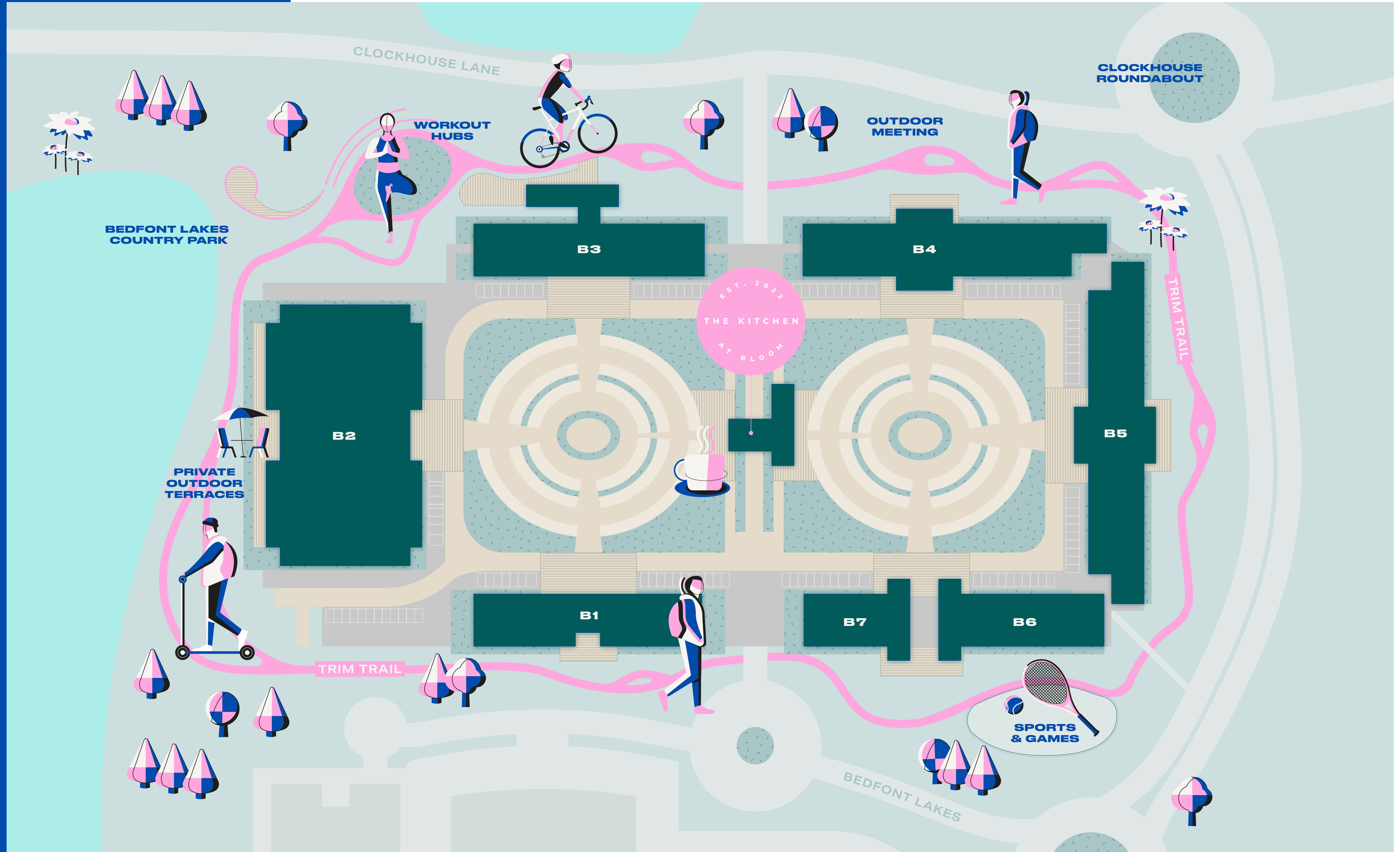
# WE ARE MAKING OTHER WORKPLACES LOOK LIKE WORKPLACES

## BEAUTIFULLY DESIGNED AND BRILLIANTLY CONNECTED: THE VISION

- > Connect all buildings to the waterside setting
- > Introduce new social spaces and build a stronger community
- > Enhance site-wide leisure, social and recreational facilities
- > Work with nature to increase biodiversity
- > Create a workplace that people will fall in love with

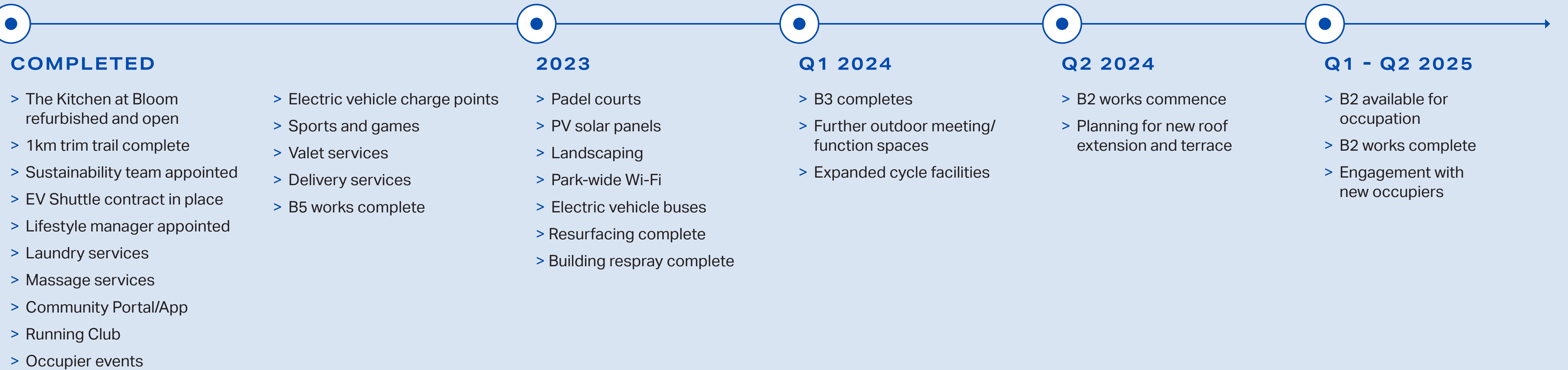


# THE MASTERPLAN





# BLOOM TIMELINE





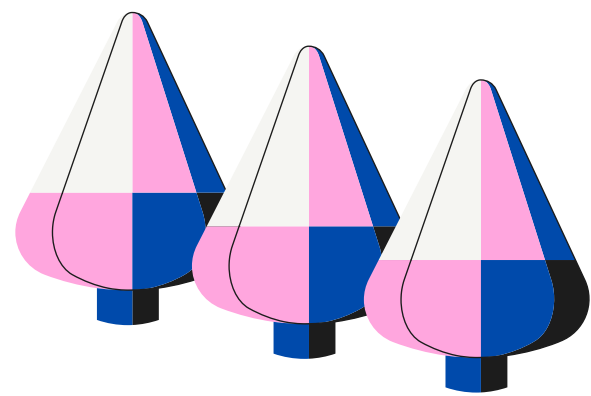
## PEOPLE CONNECT HERE

TOGETHERNESS IS AT THE HEART OF OUR PHILOSOPHY AND WE WANT EVERYONE TO CONNECT AND JOIN IN

We're planning fitness classes, sports clubs, charity fundraisers, family days, book clubs, BBQs, pop-up outdoor cinemas and screenings of major sporting events.

We're also introducing the Bloom community app, which will make it easy to find out what's going on around the campus. Any ideas for events, we'd love to hear from you.

# FROM SHARING SCREENS TO BOUNCING IDEAS



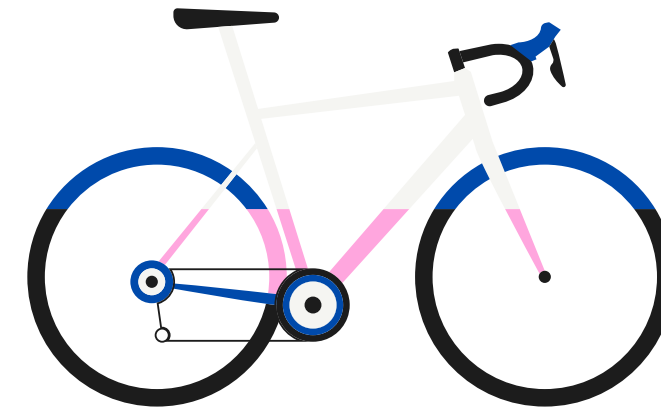
## GREENSPACES

There are lots of beauty spots to kick back and unwind including a 'Great Lawn', for BBQs and group events.



## SPORTS & GAMES

There's badminton, football, boules and croquet, all on-site. We're also installing a padel (mini-tennis) court. Check out the Bloom app, get involved and get active.



## CYCLING

To make the most of our outdoor spaces, we're looking at enhancing bicycle facilities. It's healthy, it's green and we know it'll be a big hit with your team. Watch this space.



## FROM FOUR GREY WALLS TO 19 GREEN ACRES

### OUR NATURAL SETTING ISN'T A BONUS, IT'S HOW WE DO BUSINESS

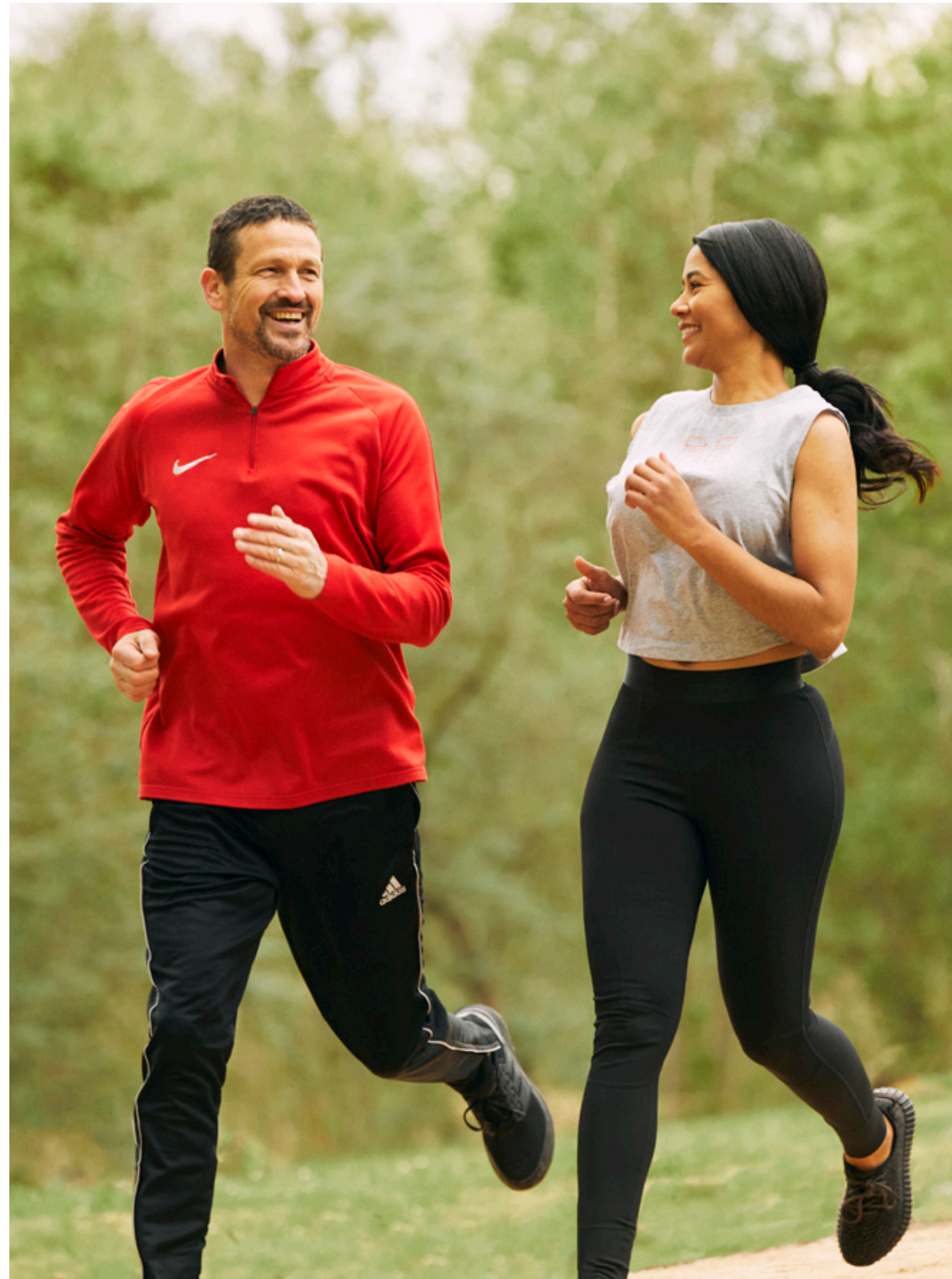
Wherever you look, you're blessed with spectacular views. And we're not shy about giving Mother Nature a helping hand.

We're planting native shrubs and flowers around the campus, creating improved wildlife habitats through enhanced planting. And by introducing bug hotels, bird feeders and wildlife boxes, we're attracting even more natural wonders. As an added bonus, customers even get their own plots to grow herbs and wildflowers.

# ENJOY THE WIDE-OPEN SPACES OF YOUR NEW OFFICE

## BEDFONT LAKES COUNTRY PARK

Just a hop, skip and jump away, Bedfont Lakes Country Park has woodlands, lakes, wetlands and wildflower meadows. There are hundreds of species of plants and birds to discover, and many mammals – including bats, water voles and hedgehogs. There's also a fishing lake, nature reserve, trim trail, Saturday ParkRun and wildlife centre.





# FROM SOURDOUGH TO SWEET SUCCESS

# COFFEE, KITCHEN, COMMUNITY

The Kitchen at Bloom was opened in January 2022 to 5-star-thumbs up-smiley-face reviews across the board. And as more of our customers return to the office, we're extending the menu to fit whatever they need to fuel their day.

We believe eating well is sharing seasonal, local, food that nourishes our bodies, so expect food of all styles and flavours, and some pretty spectacular coffee too. We only use responsibly sourced ingredients of the highest quality, all lovingly prepared by our chef team.



EST. 2022  
THE KITCHEN  
AT BLOOM



# EATING WELL AND DOING GOOD

Taste, texture and sustainability are all on the menu, so we source from local farmers, within 80-100 miles of Bloom. Plus our used rapeseed oil is turned into bio fuel, and food waste into renewable energy or biofertiliser.

Any excess produce is either posted on the Olio app for collection, or given to The Felix Project for non-profit organisations across London.

Package lightly. It's simple: our packaging needs to be light on the earth's resources, light in transport, and light on post-use footprint. That's why we do our best to use natural and recycled materials, with functional designs that can be reused, recycled or composted.

So pull up a comfy chair and get down to business over a freshly ground coffee. Or chill on the café terrace with a hot meal and a glass of wine.





**BLOOM IS MUCH MORE  
THAN A COLLECTION  
OF DIFFERENT COMPANIES**  
IT'S A COMMUNITY WHERE  
CONNECTIONS ARE MADE

# HAPPIER TEAMS MAKE HEALTHIER BUSINESS

**BLOOM IS MUCH MORE THAN  
A COLLECTION OF DIFFERENT  
COMPANIES. IT'S A COMMUNITY  
WHERE CONNECTIONS ARE MADE.**

Our on-site Lifestyle Manager will help put you in touch with everything happening on the campus. They're your front-of-house, concierge and first point of contact. They're also here to organise a year-round programme of events.

Besides all the fun stuff like BBQs and outdoor cinemas, there'll also be business networking, guest speakers, client entertainment and special interest days. And if you have any event ideas you'd like get on the calendar, let's talk.





## NOW BLOOM FITS PERFECTLY IN YOUR POCKET

With such a smart workplace, you'd be right to expect some really smart tech.

From security to climate control, Bloom uses the latest technology to help you get more out of your day.

The Bloom app also connects you with everything that's going on. Team updates, exercise classes, events, meeting room availability as well as the best travel routes and what's on locally... it's a window onto the whole Bloom experience. Log in on your desktop, tablet or phone, and everything you need is right at your fingertips.

# BROADBAND CONNECTIVITY QUICKER THAN YOU CAN S...

**Business grade broadband needs to be two things – fast and reliable. Ours is really, really fast and solid-as-a-rock reliable.**

We have partnered with NODE to make sure you can get a broadband and Wi-Fi connection anywhere in the park. At your desk, out jogging, picnicking by the lake... super-fast, super-reliable Wi-Fi. Guaranteed.

NODE is a plug & play, supplier-neutral, full fibre broadband and wifi solution, providing access, from all over the Bloom estate, to tier 1 UK Internet providers.

Bloom and NODE will get you online without any fuss and make sure you're always ready for business.



B3 OFFICE FLOOR

# SUSTAINABILITY MATTERS HERE

WE'RE AIMING FOR BREEAM  
'EXCELLENT' AND EPC B AND  
'PLATINUM' WIRESCORE  
CERTIFICATION

## SPECIFICATIONS

- > New glazing design and insulation
- > Demand control ventilation
- > LED lighting and movement sensors
- > Automatic daylight lighting control
- > New heat pump systems
- > Rooftop solar panels on B3
- > Recycled and Green Guide A/A+ materials
- > EV charging points



# THE BEST WORKPLACES COME WITH A CLEAN CONSCIENCE

Not only do we get a lot out of our natural environment, we also give a lot back. We can help you hit your ESG targets too.



## EV SHUTTLE BUSES

Our latest environmental project will introduce a new fleet of complimentary electric shuttle buses. These will take our customers back and forth to Heathrow, Hatton Cross, Feltham Station and Staines – in style and comfort.



## SOLAR ENERGY

We're working on delivering new solar panels to B3 to offer our own clean energy. We're also installing EV charging points and looking at bicycle, e-Bike and e-Scooter hire schemes.



## PART OF THE COMMUNITY

Doing good makes everyone feel good. If your people want to reach out to the local community, talk to our Lifestyle Manager and they'll help arrange events for the causes that matter most to you.



## CONSERVATION PROJECTS

We're exploring partnership opportunities with the nearby nature reserve. This will be great for your eco-conscious team members and your CSR programme. And all environmental projects will be posted on the Bloom community app.



# 19 BEAUTIFUL ACRES IN A NUTSHELL

SEVEN STATE-OF-THE-ART OFFICE BUILDINGS  
TOTALLING 374,661 SQ FT

STUNNING LANDSCAPED ESTATE

THE KITCHEN AT BLOOM

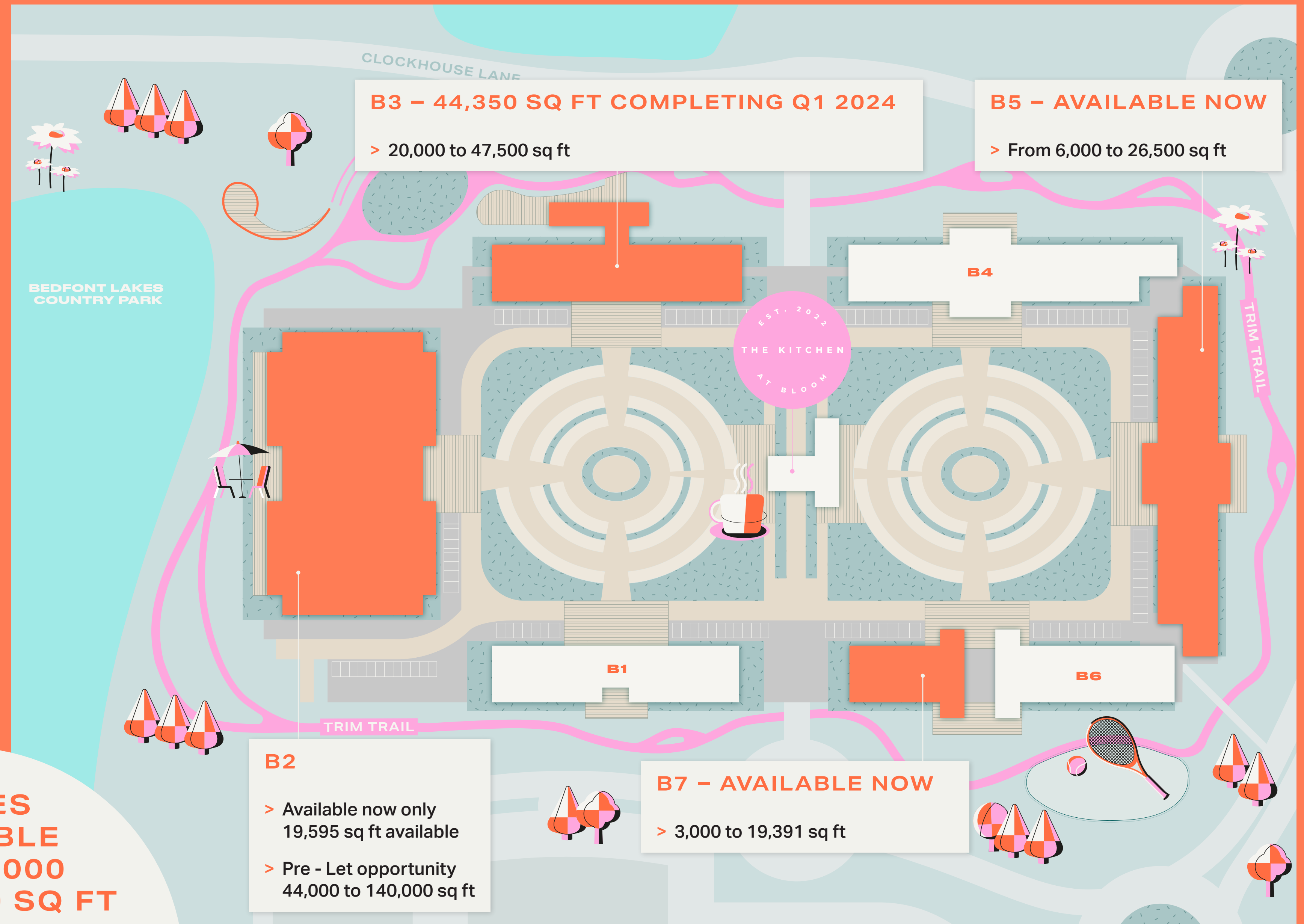
EV SHUTTLE SERVICE

CAR PARKING RATIO OF 1:222 SQ FT

24/7 ON-SITE SECURITY

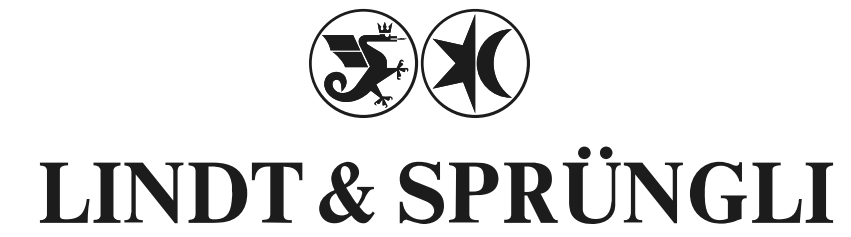
LIFESTYLE MANAGER

**SPACES AVAILABLE FROM 3,000 TO 140,000 SQ FT**





# MEET THE NEIGHBOURS



**Nomad Foods**





# B2

Following a full refurbishment of the property, arranged over ground, first and second floors, the accommodation will comprise:

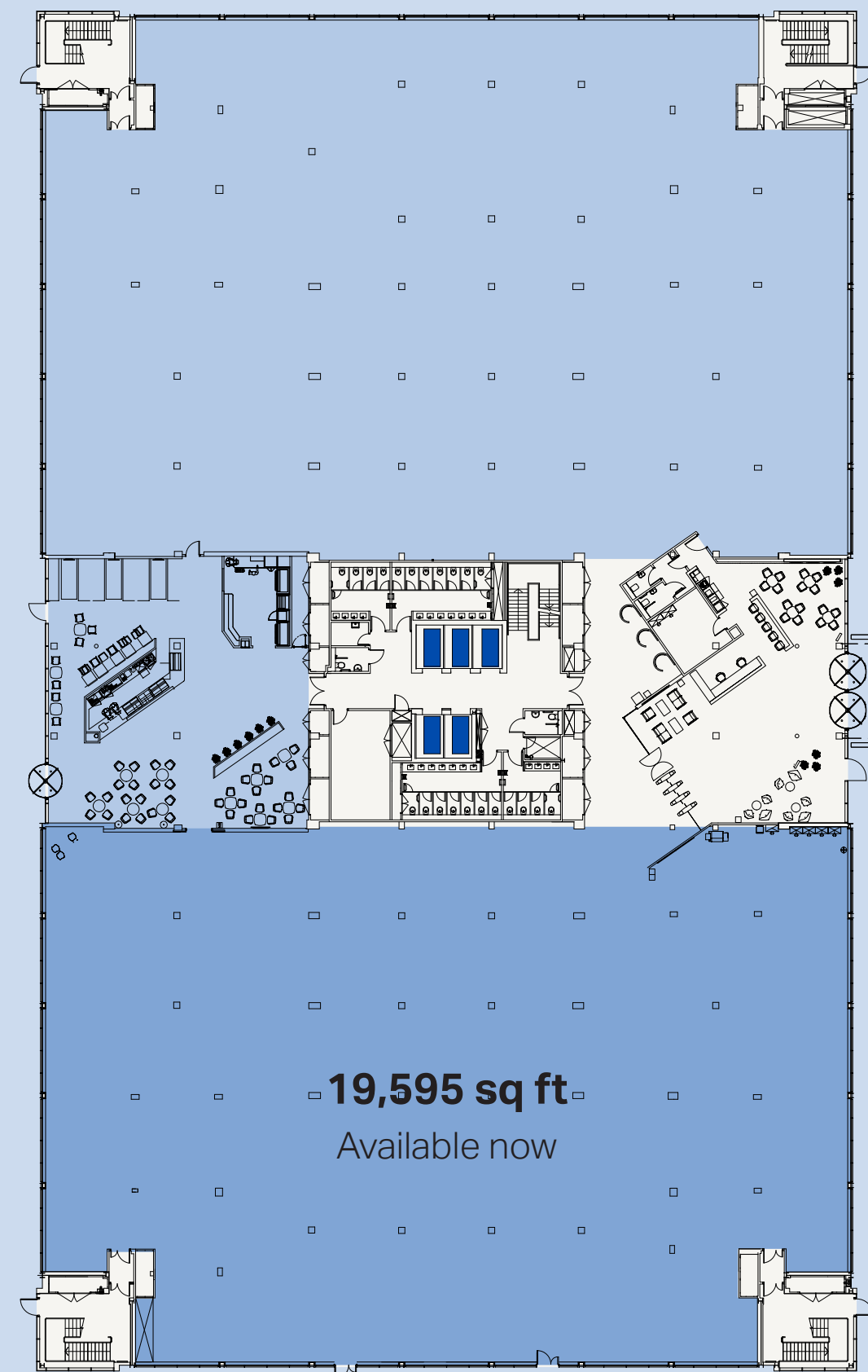
**19,595 sq ft - available now**  
**140,000 sq ft - available from March 2024**

- > A fully renovated reception area that includes feature lighting and landscaping
- > Reconfigured floor plates designed to optimise use of space
- > Full-access raised floors
- > Suspended ceilings with perforated metal tiles
- > LG7 compliant lighting
- > 4 pipe fan coil air conditioning
- > 4 passenger lifts and 1 goods lift
- > Gym facilities
- > A BREEAM rating of "Excellent" and an EPC rating of B have been achieved through the refurbishment, providing a highly sustainable and cost-efficient workplace for a future occupier
- > Further upgrades including roof terrace, a vertical extension and lakeside space, to meet a future occupier's size, specification and ESG requirements, will be made available in the future

FLOOR	SQ FT	SQ M
Basement Storage	3,545	330
Ground	46,984	4,365
1st	44,343	4,055
2nd	44,955	4,176
<b>Total</b>	<b>139,827</b>	<b>12,991</b>

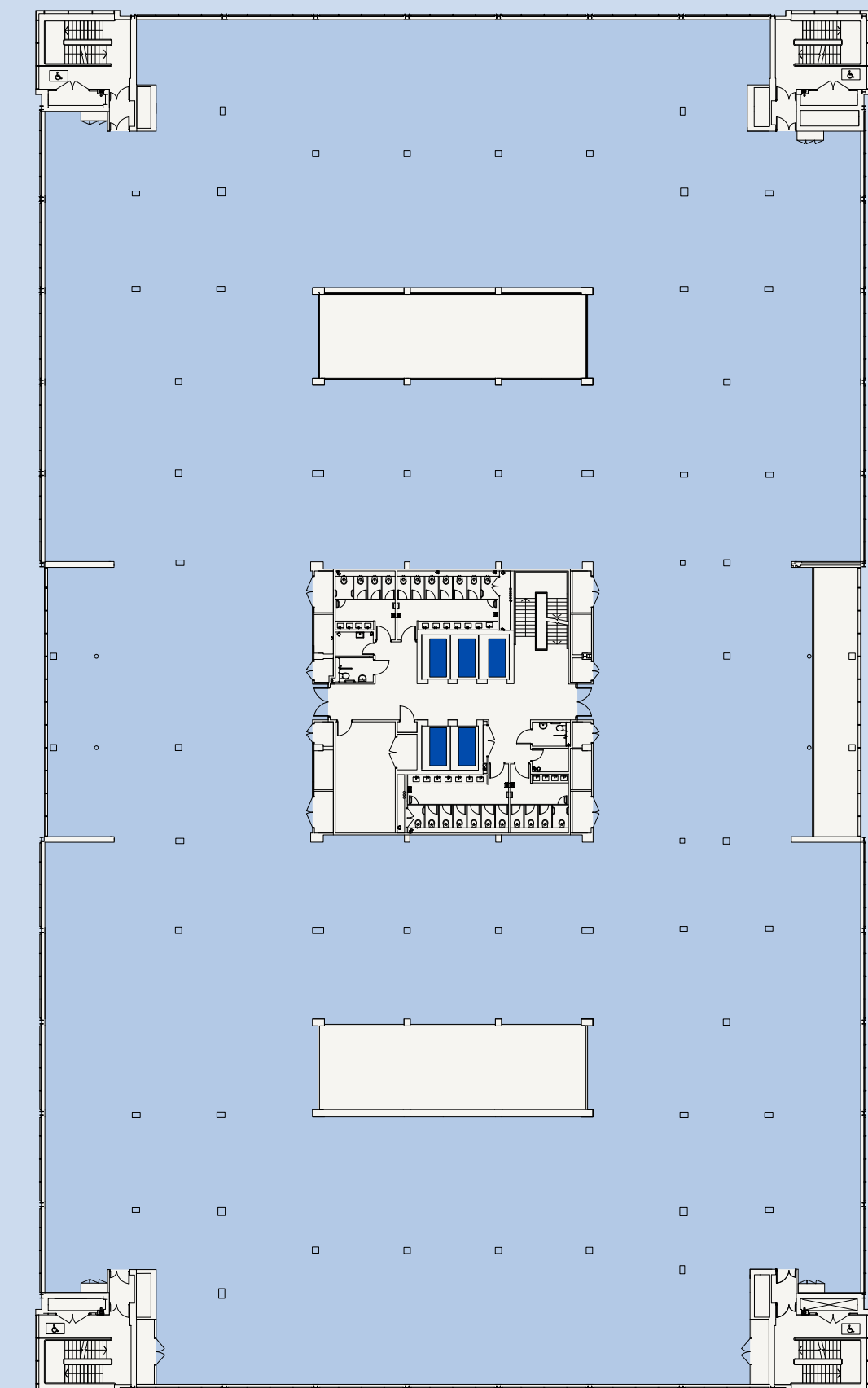
## GROUND

46,984 sq ft  
4,365 sq m



## TYPICAL UPPER

44,343 sq ft  
4,055 sq m



□ Office □ Available now □ Core ■ Lift

Floor areas IPMS 3. Floor plan not to scale. For indicative purposes only.



# B3

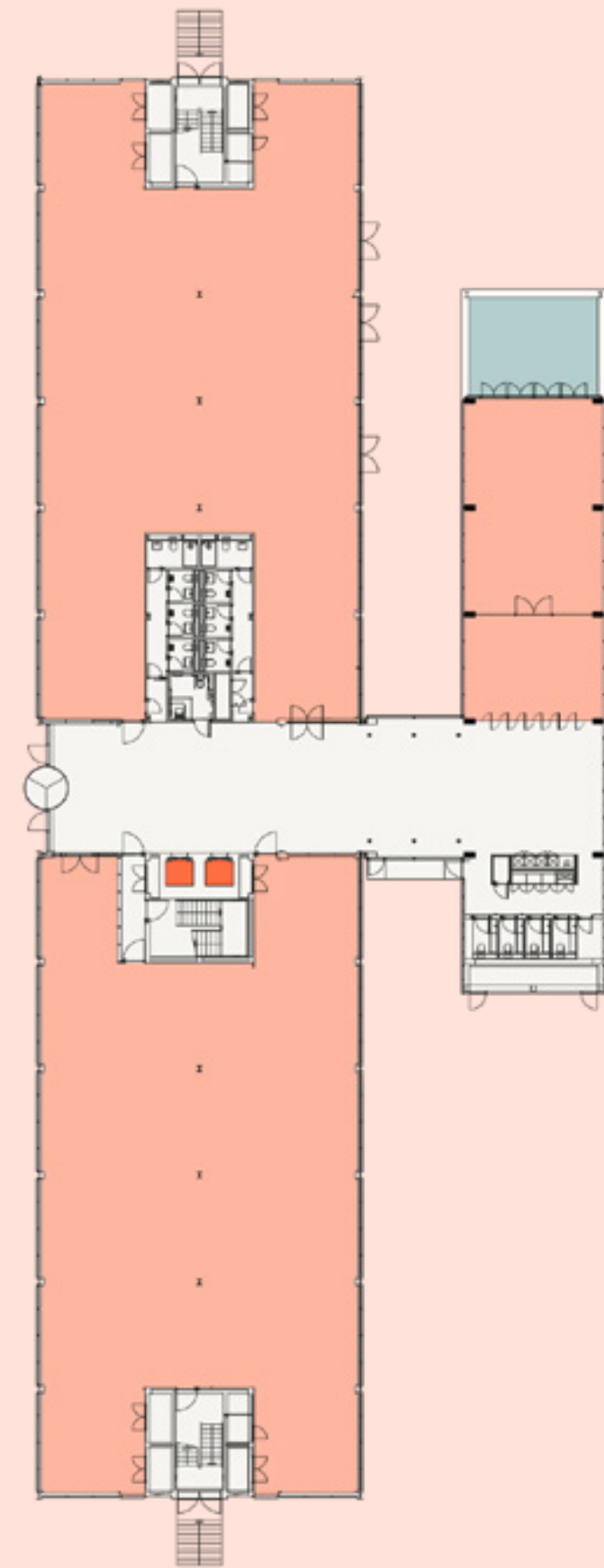
Building 3 is being refurbished and extended with the option of its own outside pavilion with views down to the lake:

- > Remodelled reception
- > Large interconnected pavilion
- > Roof terrace with panoramic views
- > VAV air conditioning
- > Raised access floors
- > Contemporary exposed ceiling with LED lighting
- > Refurbished WCs and showers
- > Two passenger lifts
- > BMS control system
- > 174 parking spaces with a ratio of 1:255 sq ft
- > Targeting BREEAM Excellent, EPC rating B and WiredScore Platinum or Gold

FLOOR	SQ FT	SQ M
Reception (Ground)	1,345	125
Pavilion (Ground)	1,842	171
Office (Ground)	11,711	1,088
1st	12,120	1,126
2nd	13,153	1,222
3rd	7,363	684
<b>Total</b>	<b>47,534</b>	<b>4,416</b>

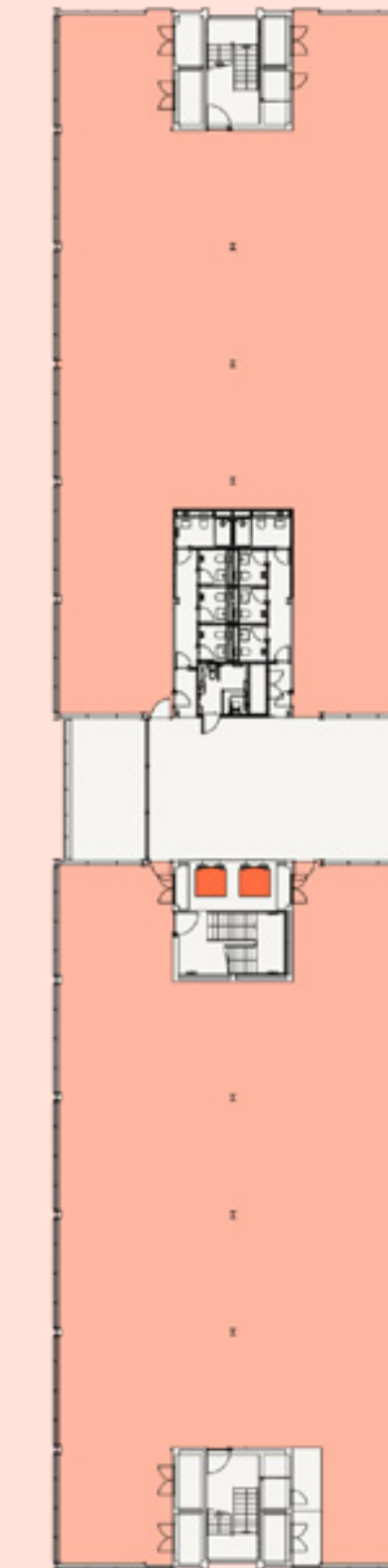
## GRD

11,711 sq ft  
1,088 sq m



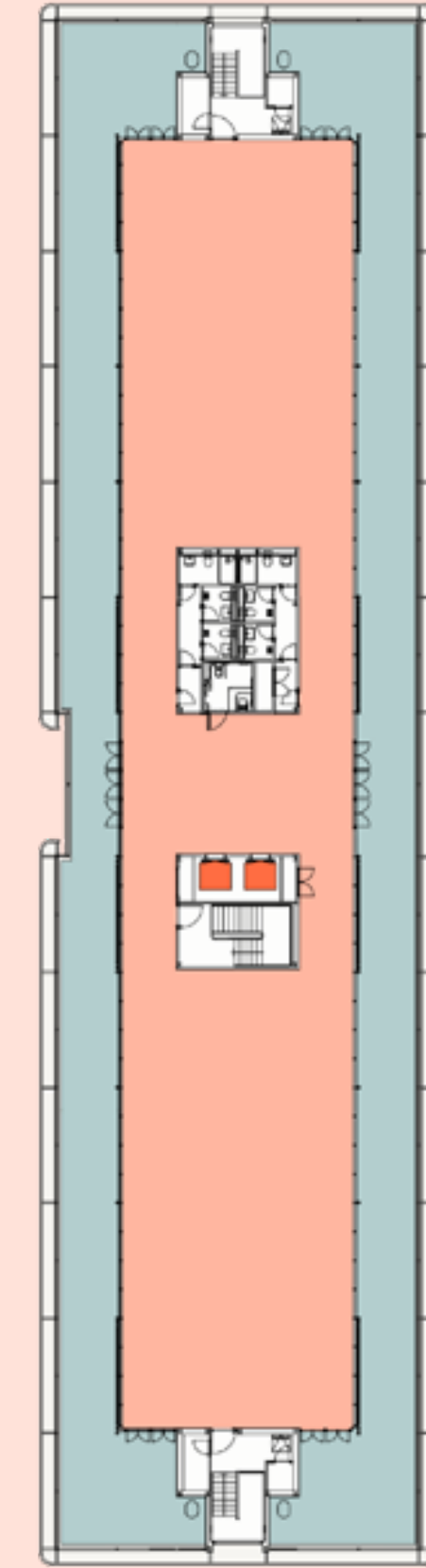
## 1ST

12,120 sq ft  
1,126 sq m



## 3RD

7,363 sq ft  
684 sq m



Office Core Lift Terrace

Floor areas IPMS 3.  
Floor plan not to scale. For indicative purposes only.





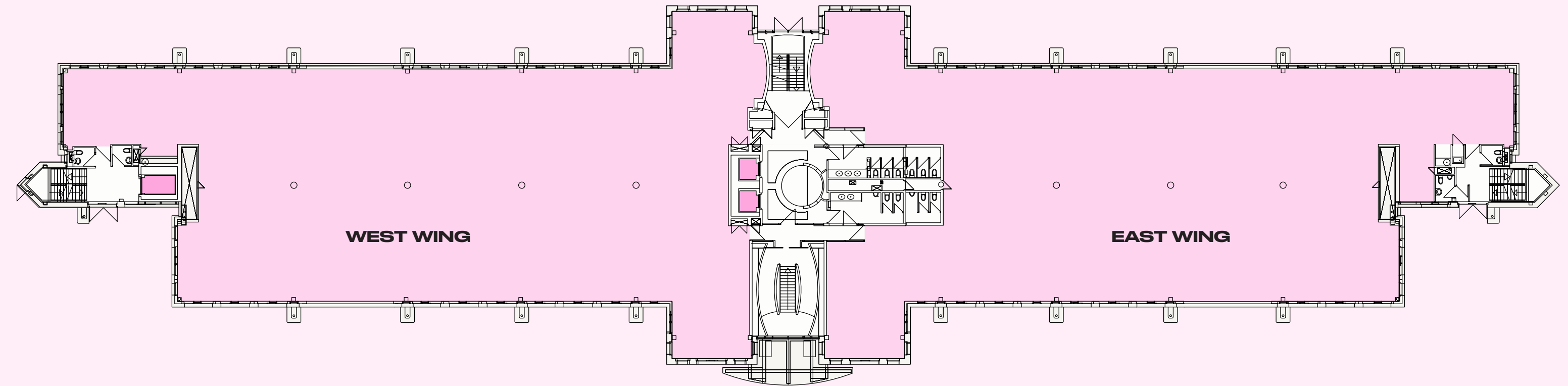
# B5

With fresh, new-look common areas and internal green walls, B5 will be a sleek, contemporary Grade A workspace:

- > VAV air conditioning
- > Raised access floors
- > New suspended ceiling with LED lighting
- > Refurbished WCs and showers
- > Ground floor private decking area
- > New-look social spaces
- > Indoor green walls
- > Contemporary furnishings
- > Two passenger lifts and one goods lift
- > BMS control system
- > Car parking ratio of 1:222 sq ft
- > EPC rating of B on the 2nd floor and D on ground floor
- > Targeting WiredScore Platinum or Gold

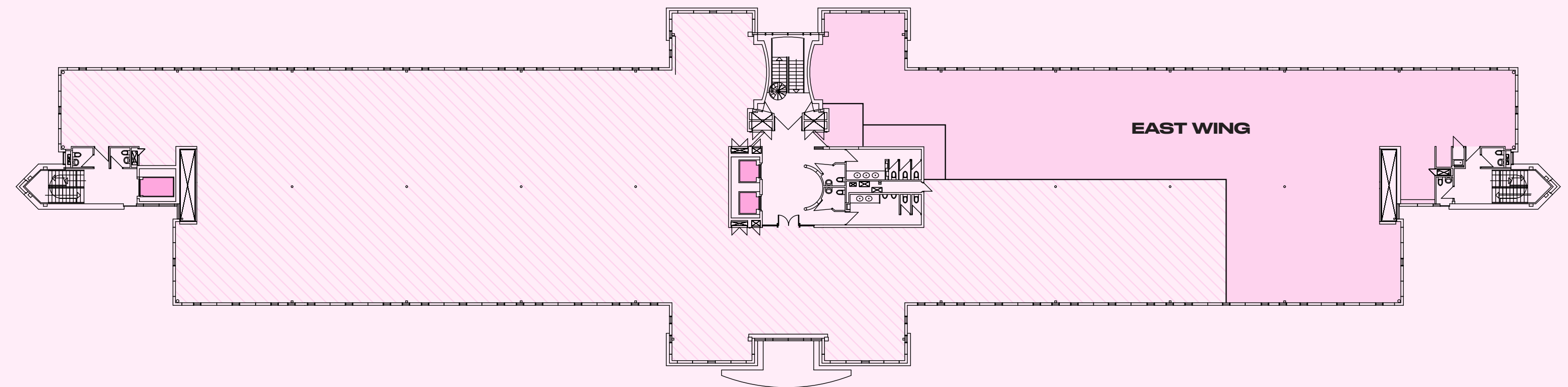
# GROUND

West Wing 10,192 sq ft | 947 sq m  
 East Wing 9,710 sq ft | 902 sq m



# 2ND

East Wing 6,231 sq ft | 578.8 sq m



□ Office □ Let □ Core □ Lift

Floor areas IPMS 3. Floor plan not to scale. For indicative purposes only.

FLOOR	SQ FT	SQ M
West Wing (Ground)	10,192	947
East Wing (Ground)	9,710	902
East Wing (2nd)	6,231	578.8
<b>Total</b>	<b>26,133</b>	<b>2,405.1</b>



PARKING REGULATIONS  
NEW SQUARE PARK  
YOU CAN ONLY PARK IN THE ZONES  
MARKED WITH THESE SIGNS.  
ALL OTHER PARKING IS STRICTLY  
PROHIBITED.  
ALL VEHICLES MUST BE  
PROPERLY PARKED AND  
NOT TO BE A HAZARD TO  
PEDESTRIANS OR OTHER  
VEHICLES.



# B7

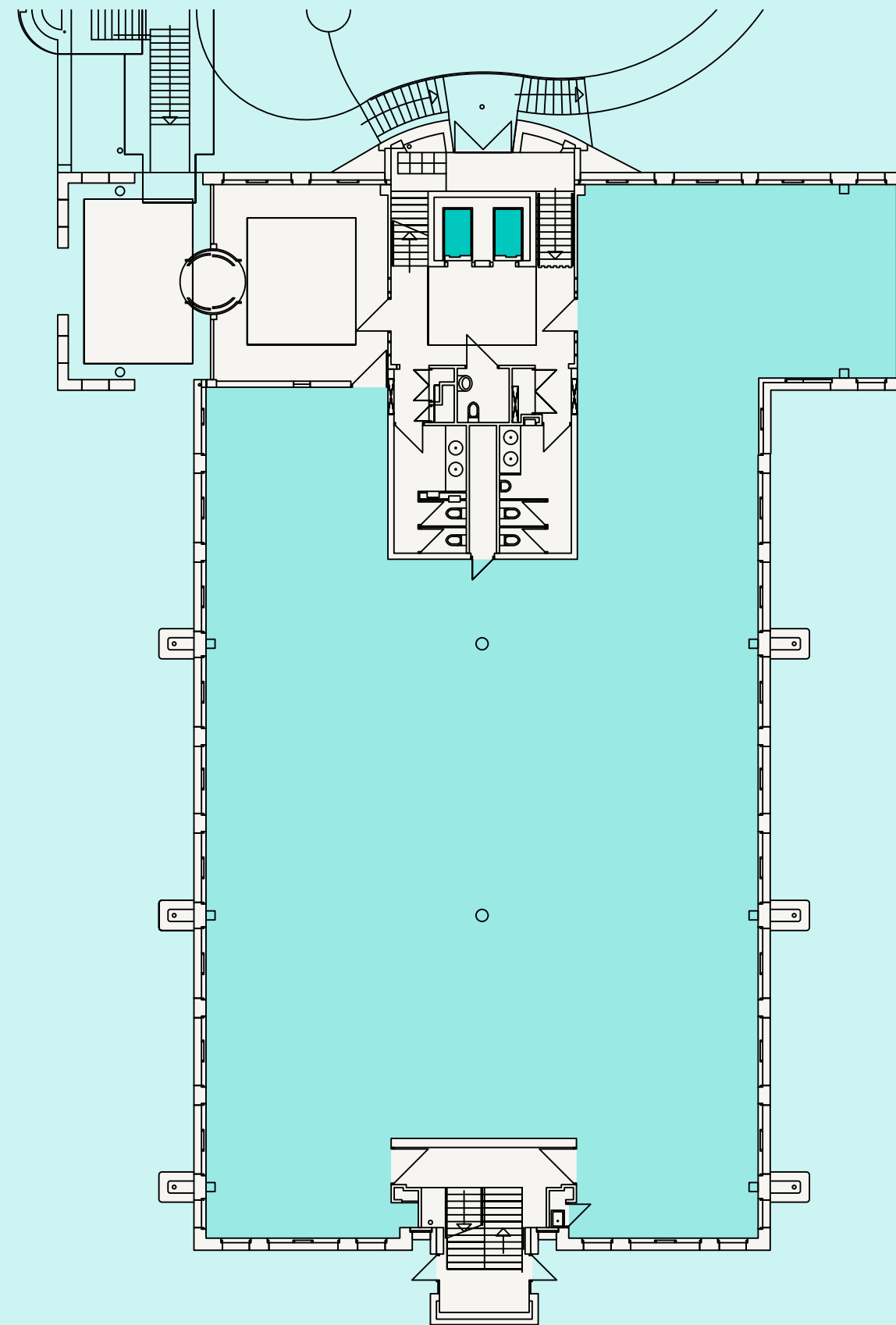
B7, the smallest campus building, has been refurbished to create a Grade A workspace with a light, relaxed feel:

- > VAV air conditioning
- > Raised access floors
- > New suspended ceiling with LED lighting
- > Refurbished WCs and showers
- > Two passenger lifts
- > BMS control system
- > Car parking ratio of 1:222 sq ft
- > EPC rating D
- > Targetting WiredScore Platinum or Gold

FLOOR	SQ FT	SQ M
Basement	241	22
Reception (Ground)	381	35
Ground	5,802	539
1st	6,476	602
2nd	6,491	603
<b>Total</b>	<b>19,391</b>	<b>1,801</b>

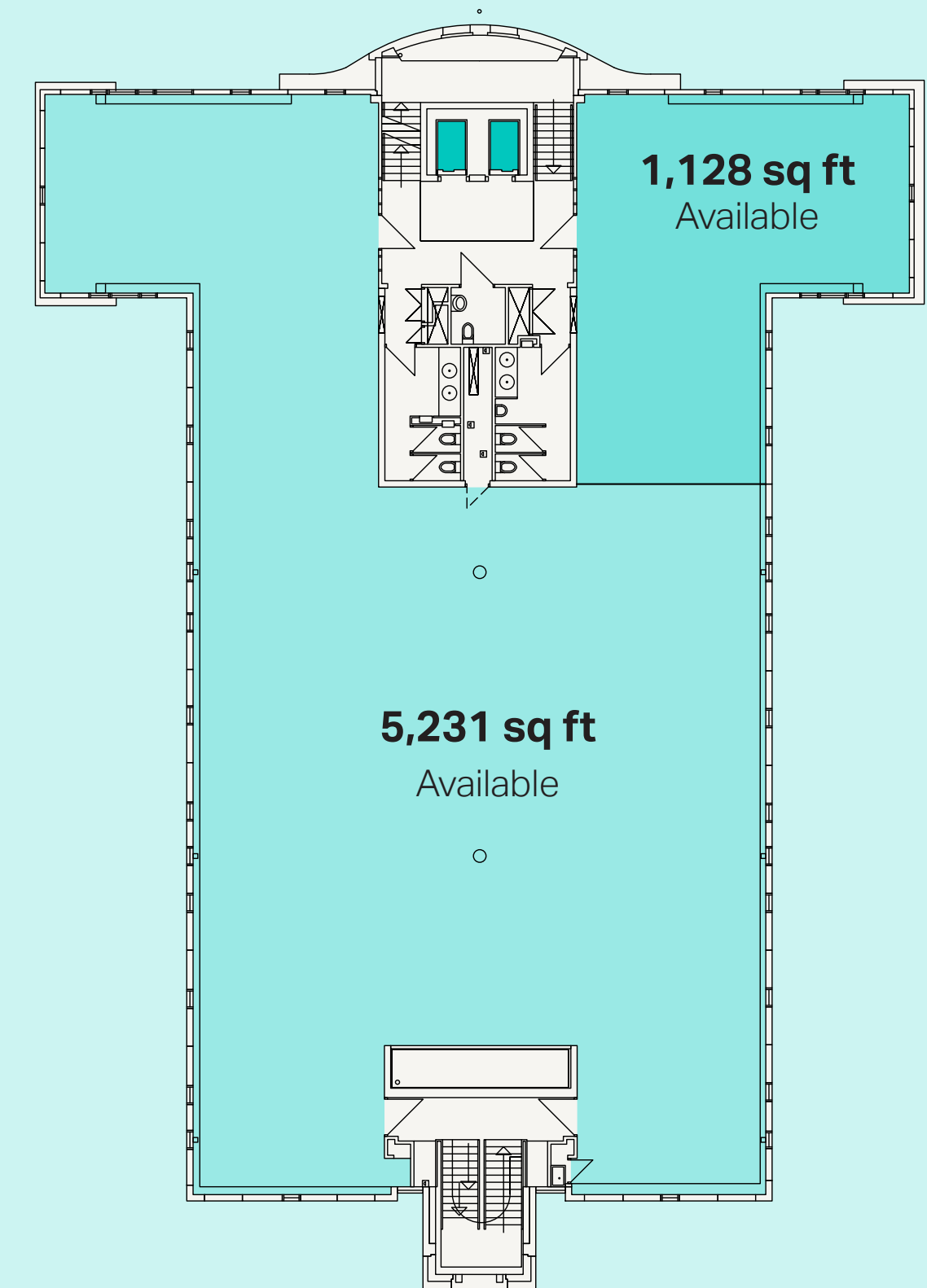
## GROUND

5,802 sq ft  
349 sq m



## TYPICAL UPPER

6,491 sq ft  
603 sq m



▲ NORTH

□ Office   □ Office Split Example   □ Core   ■ Lift

Floor areas IPMS 3.  
Floor plan not to scale. For indicative purposes only.

# INTERESTED?

## WE'D LOVE TO HEAR FROM YOU



**Andrew Willcock**

D: 020 7409 8866  
M: 07870 999 628  
awillcock@savills.com

**Stuart Chambers**

T: 020 7075 2883  
M: 07870 999 339  
stuart.chambers@savills.com



**Richard Harding**

D: 020 3362 4349  
M: 07730 817 019  
richardharding@brayfoxsmith.com

**Simon Knight**

T: 020 7629 5456  
M: 07818 012 419  
simonknight@brayfoxsmith.com

**bloomheathrowlondon.com**

**Disclaimer**

These details are set out as a general outline only for guidance. All descriptions, references to condition and necessary permissions for use, and other details are indicative and should not be relied upon as statements or representation of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. All photography and computer generated imagery are indicative only and should not be relied upon. April 2023.

Designed by SAENTYS +44 (0)20 7407 8717 | info@saentys.com | saentys.com | J3418