



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.

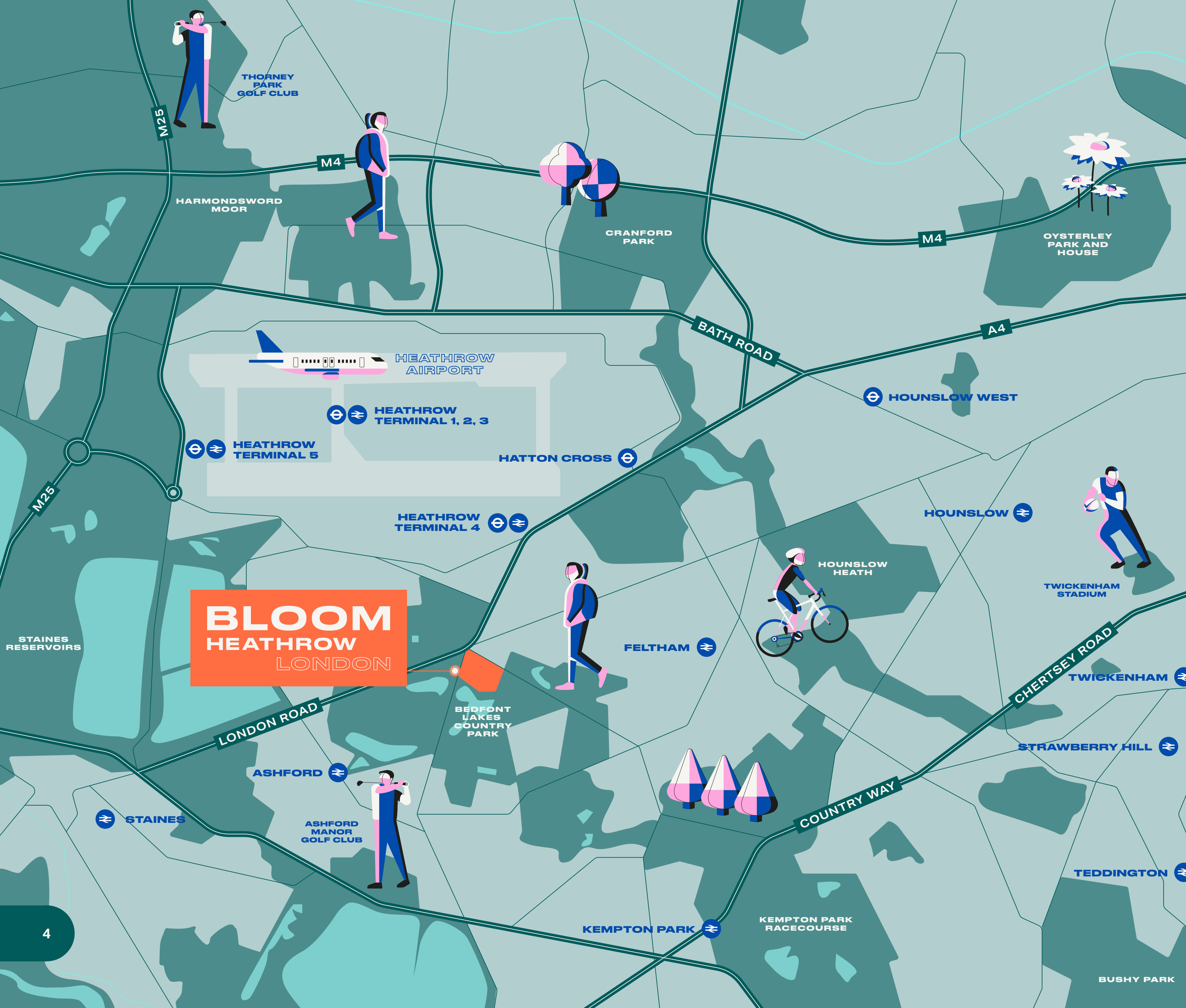
Nestled in a 19-acre estate on the edge of Greater London, Bloom is a wonderful place to work. It has everything. Nature walks, trim trails, community, great amenities, connectivity and a healthier, happier environment.

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





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 |

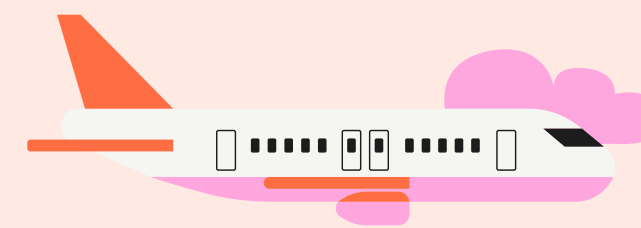
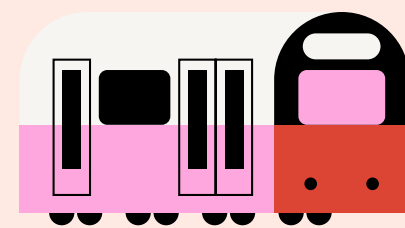
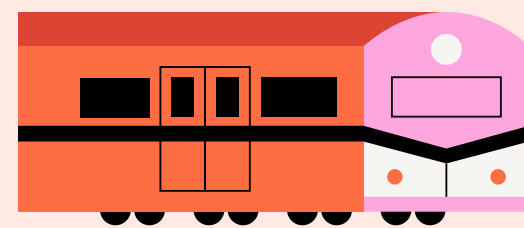
BLOOM BY AIR

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.



*from Feltham Station

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





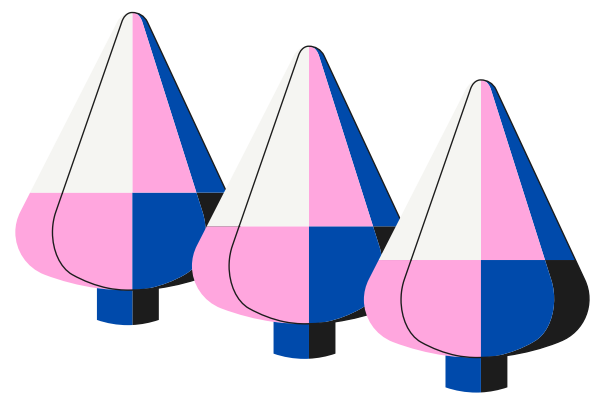
PEOPLE CONNECT HERE

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

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

We have introduced 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



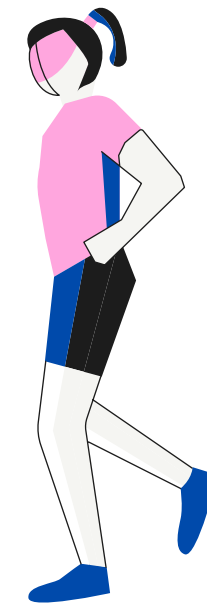
GREENSPACES

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 have recently installed 2 padel (mini-tennis) courts. Check out the Bloom app, get involved and get active.



RUNNING

We've installed a 1km trim trail and outdoor gym equipment



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 has been a huge success and had 5-star-thumbs up-smiley-face reviews across the board.

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

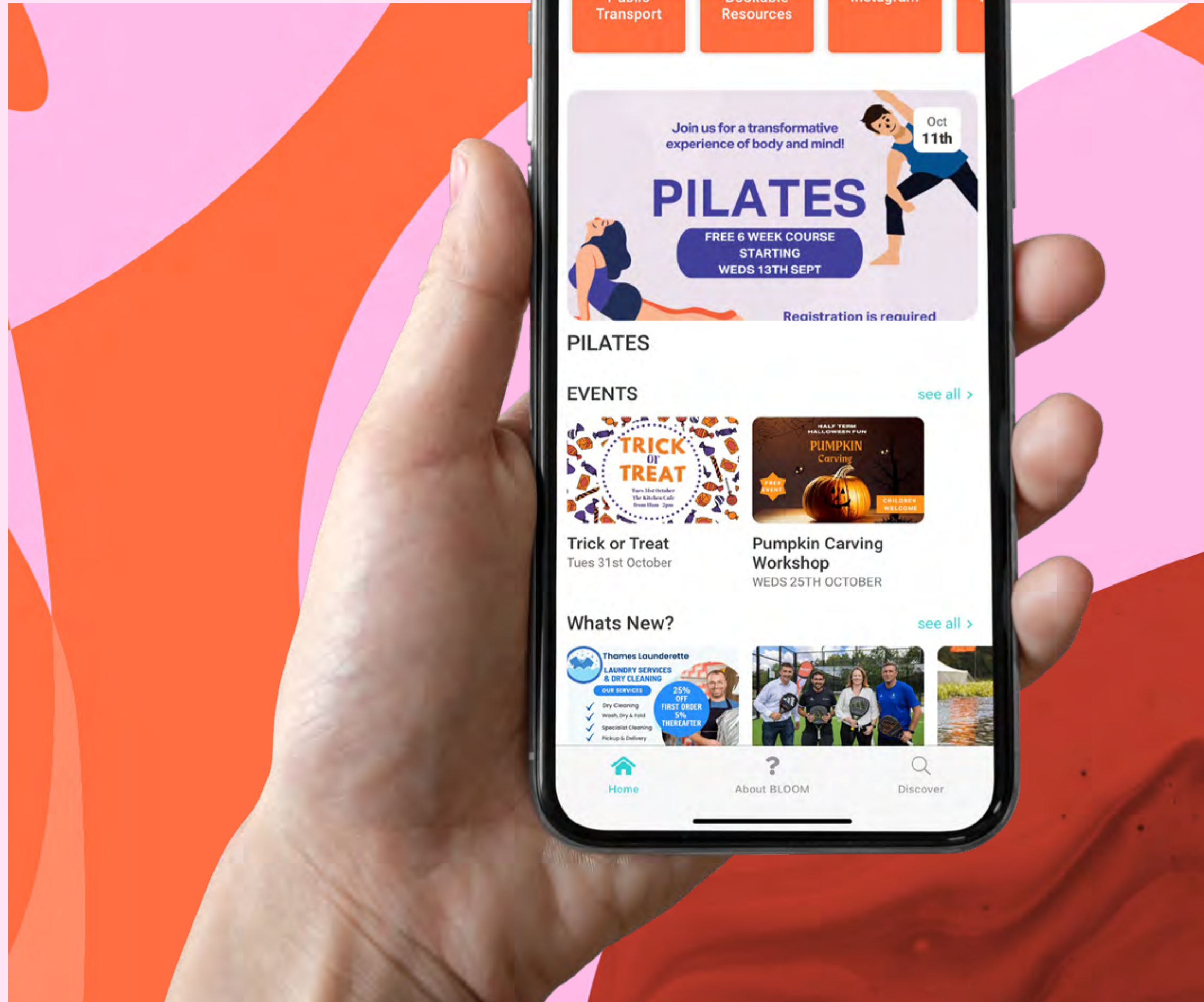
HAPPIER TEAMS MAKE HEALTHIER BUSINESS

**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.

We have partnered with Node to supply our business grade broadband, so you can be rest assured to get broadband and Wi-Fi throughout the park. Whether you are out jogging or having a picnic by the lake, super-fast, super-reliable Wi-Fi. Guaranteed.

SUSTAINABILITY MATTERS HERE

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 is introducing a new fleet of complimentary electric shuttle buses. These take our customers back and forth to Heathrow, Hatton Cross and Feltham Station – in style and comfort.



SOLAR ENERGY

We're using 100% renewal energy by 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.



ZERO WASTE TO LANDFILL

The campus has embarked on implementing a waste hierarchy, where reducing waste generation is a top priority. Then, materials are reused or recycled whenever possible.



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

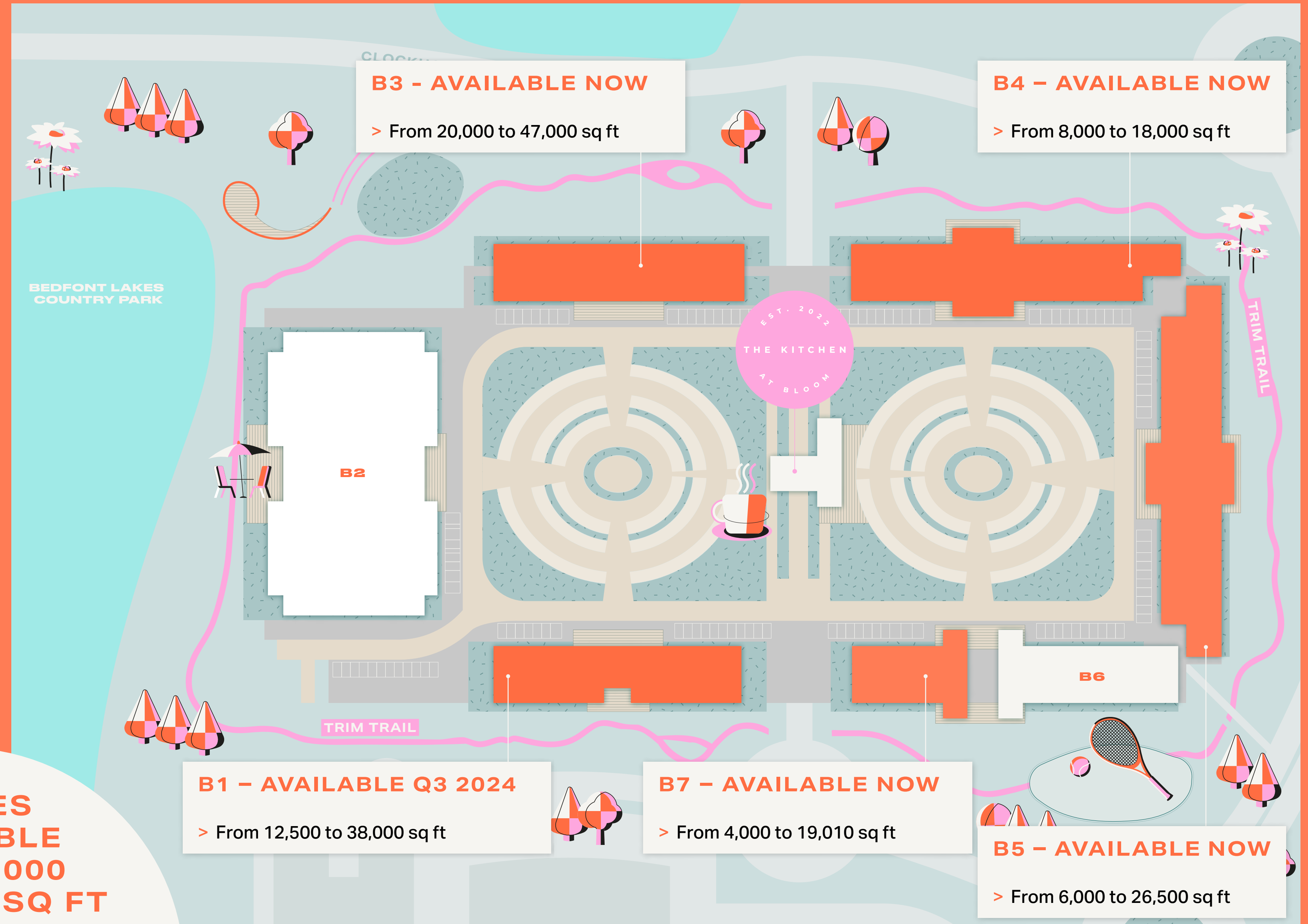
EV SHUTTLE SERVICE

CAR PARKING RATIO OF 1:222 SQ FT

24/7 ON-SITE SECURITY

LIFESTYLE MANAGER

SPACES AVAILABLE FROM 4,000 TO 47,000 SQ FT



MEET THE NEIGHBOURS



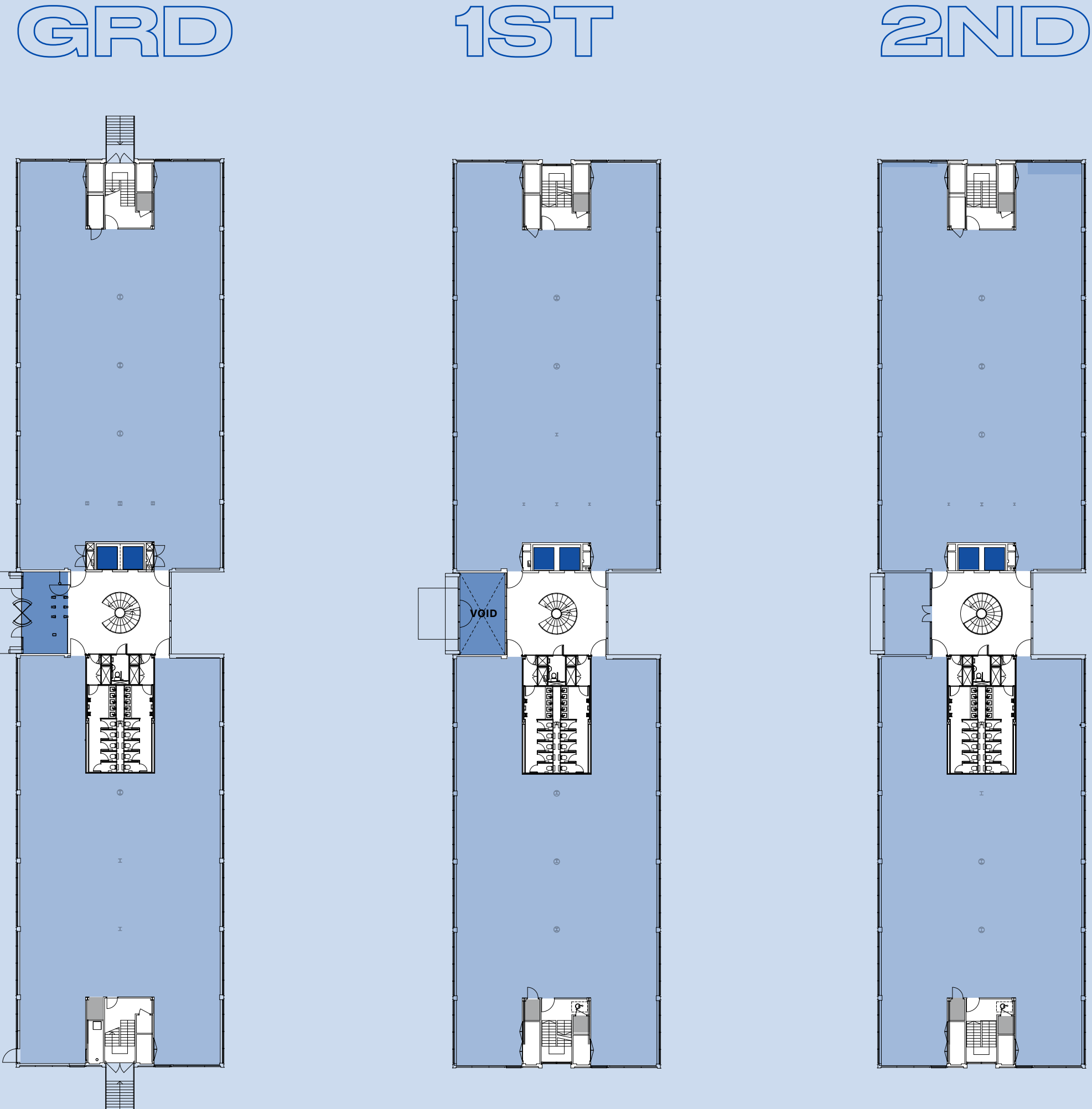


B1

B1 is available in Q3 2024. Arranged over ground, first and second floors, the accommodation comprises:

- > Air conditioning
- > Raised access floors
- > Suspended ceilings with LG7 lighting
- > WC's and showers
- > Two passenger lifts
- > Car parking ratio of 1:222 sq ft
- > EPC B

| FLOOR | SQ FT | SQ M |
|--------------------|---------------|----------------|
| Basement | 116 | 10.8 |
| Reception (Ground) | 299 | 27.8 |
| Ground | 12,413 | 1053.1 |
| 1st | 12,364 | 1148.7 |
| 2nd | 12,643 | 1174.6 |
| Total | 37,834 | 3,515.0 |



■ Office
 ■ Reception
 ■ Storage
 ■ Core
 ■ Lift

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









B3

Building 3 has been refurbished and extended with views down to the lake.

- > Remodelled reception
- > Roof terrace with panoramic views
- > VRF air conditioning
- > Raised access floors
- > Contemporary exposed ceiling with LED lighting
- > New WC's and showers
- > Two passenger lifts
- > BMS control system
- > Building power allocation 1,000 Kva
- > 174 parking spaces with a ratio of 1:262 sq ft
- > BREEAM Excellent, EPC A

| FLOOR | SQ FT | SQ M |
|--------------|---------------|----------------|
| Basement | 105 | 9.8 |
| Reception | 1,348 | 125.2 |
| Ground | 11,775 | 1,094.0 |
| 1st | 13,063 | 1,213.6 |
| 2nd | 13,417 | 1,264.4 |
| 3rd | 7,259 | 674.4 |
| Total | 46,967 | 4,363.4 |

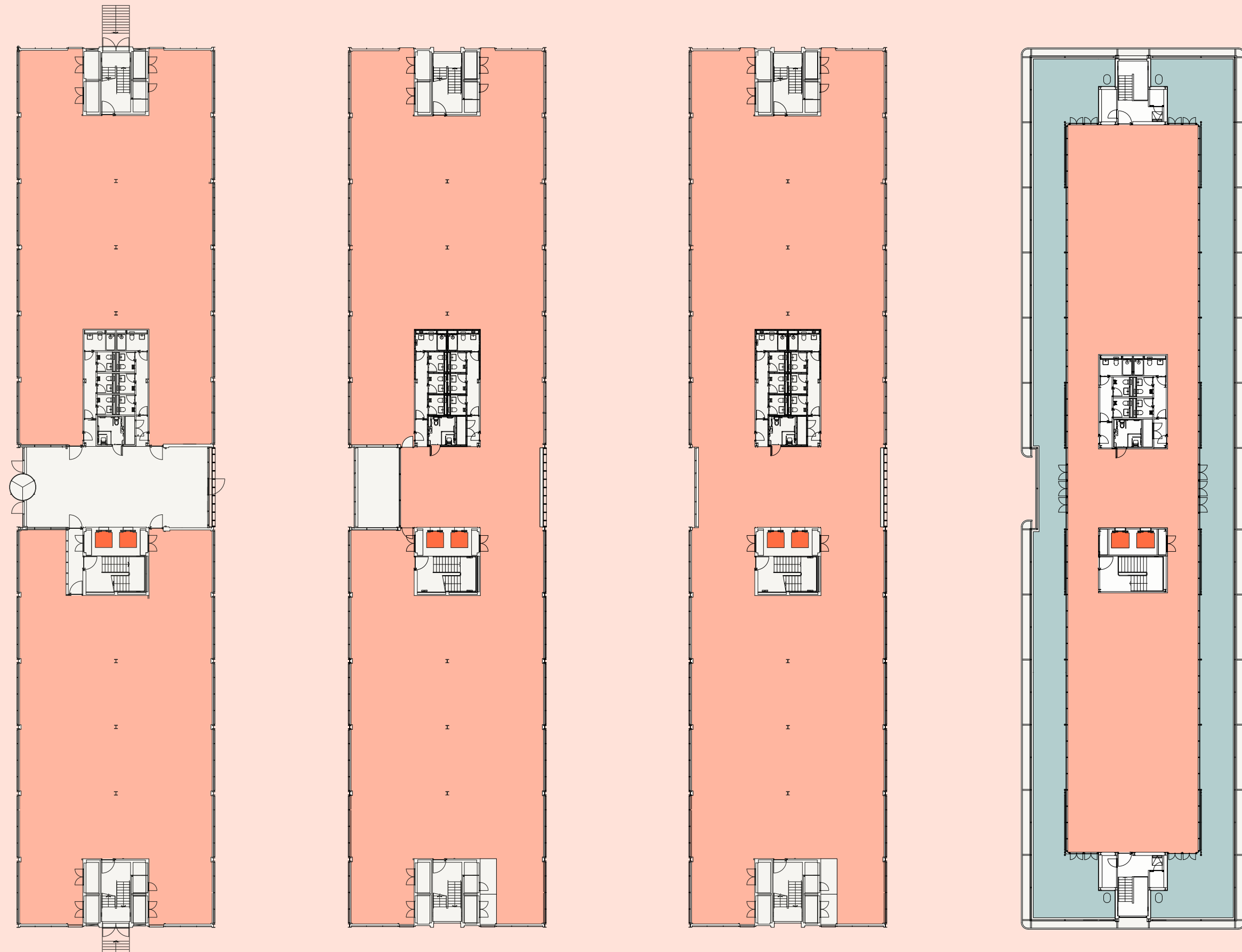
In addition, there are 5,782 sq ft of external terraces on the 3rd floor.

GRD

1ST

2ND

3RD



Office Core Lift Terrace

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





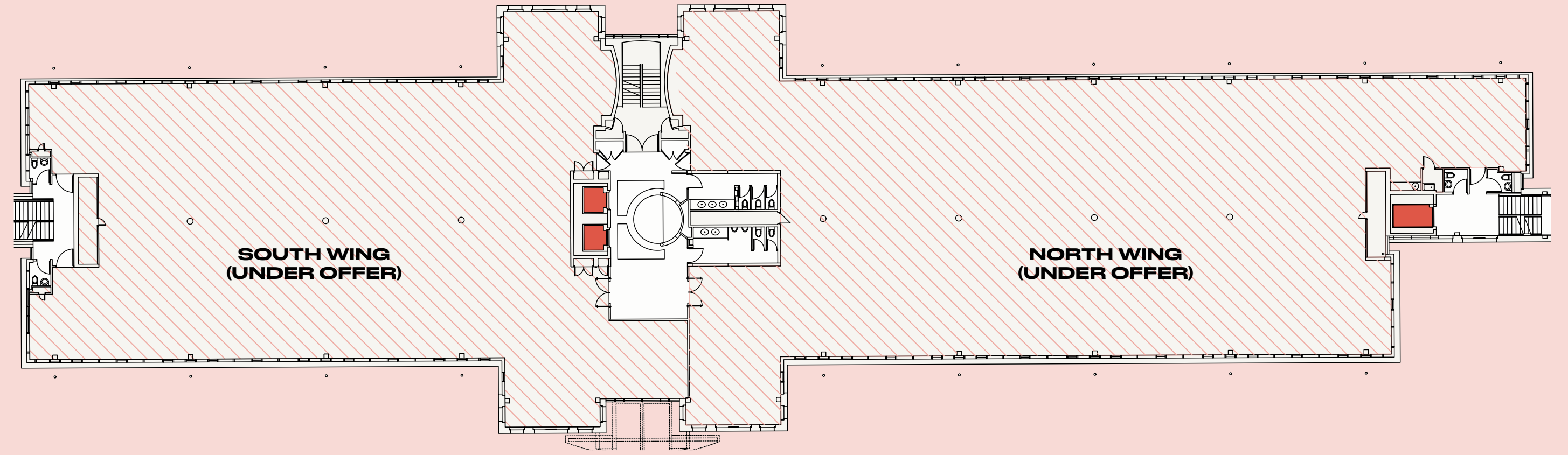




B4

With fresh, new-look common parts and reception, B4 will be a sleek, contemporary Grade A workspace:

- > Air conditioning
- > Raised access floors
- > Suspended ceilings with integral lighting
- > WC's and showers
- > New-look social spaces
- > Contemporary furnishings
- > Two passenger lifts and a goods lift
- > Car parking ratio of 1:222 sq ft
- > EPC D (Targeting EPC B)



| FLOOR | SQ FT | SQ M |
|-------------------|---------------|--------------|
| South Wing (1st)* | 7,966 | 740 |
| North Wing (1st)* | 9,916 | 921 |
| Total | 17,882 | 1,661 |

*Under offer

Office Core Lift

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









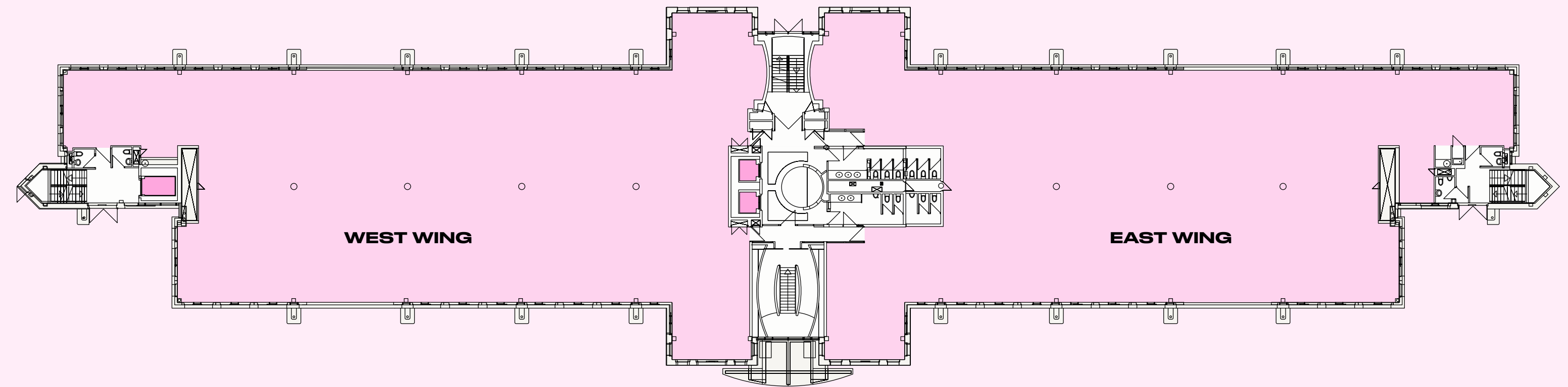
B5

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

- > Air conditioning
- > Raised access floors
- > New suspended ceiling with LED lighting
- > Refurbished WC's 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 (potential B)

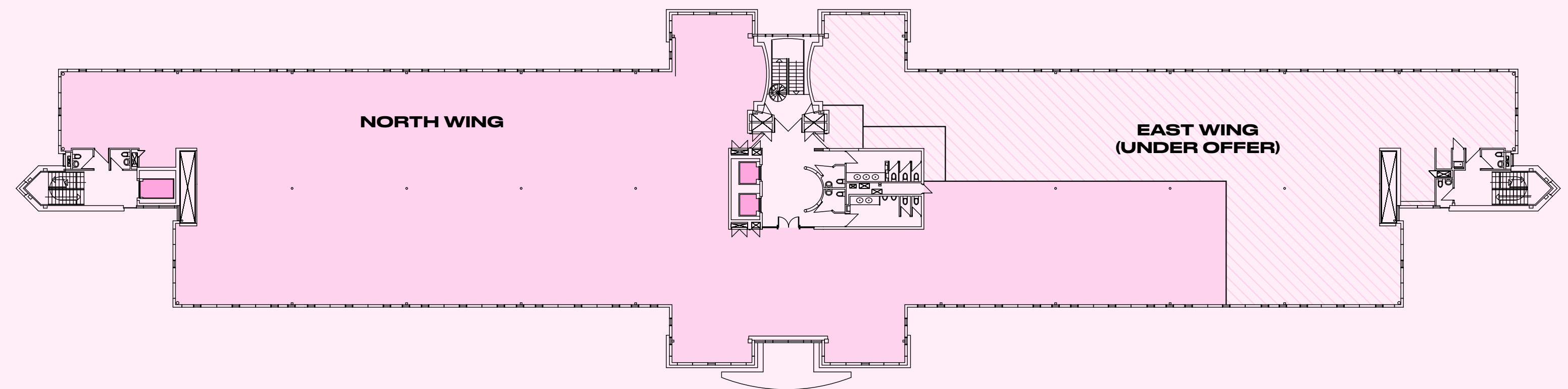
GROUND

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



| FLOOR | SQ FT | SQ M |
|--------------------|---------------|----------------|
| West Wing (Ground) | 10,192 | 947 |
| East Wing (Ground) | 9,710 | 902 |
| East Wing (2nd)* | 6,231 | 578.8 |
| Total | 26,133 | 2,405.1 |

*Under offer

□ Office □ Let □ Core □ Lift

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



B7

BLOOM
HEATHROW
LONDON
7

B7

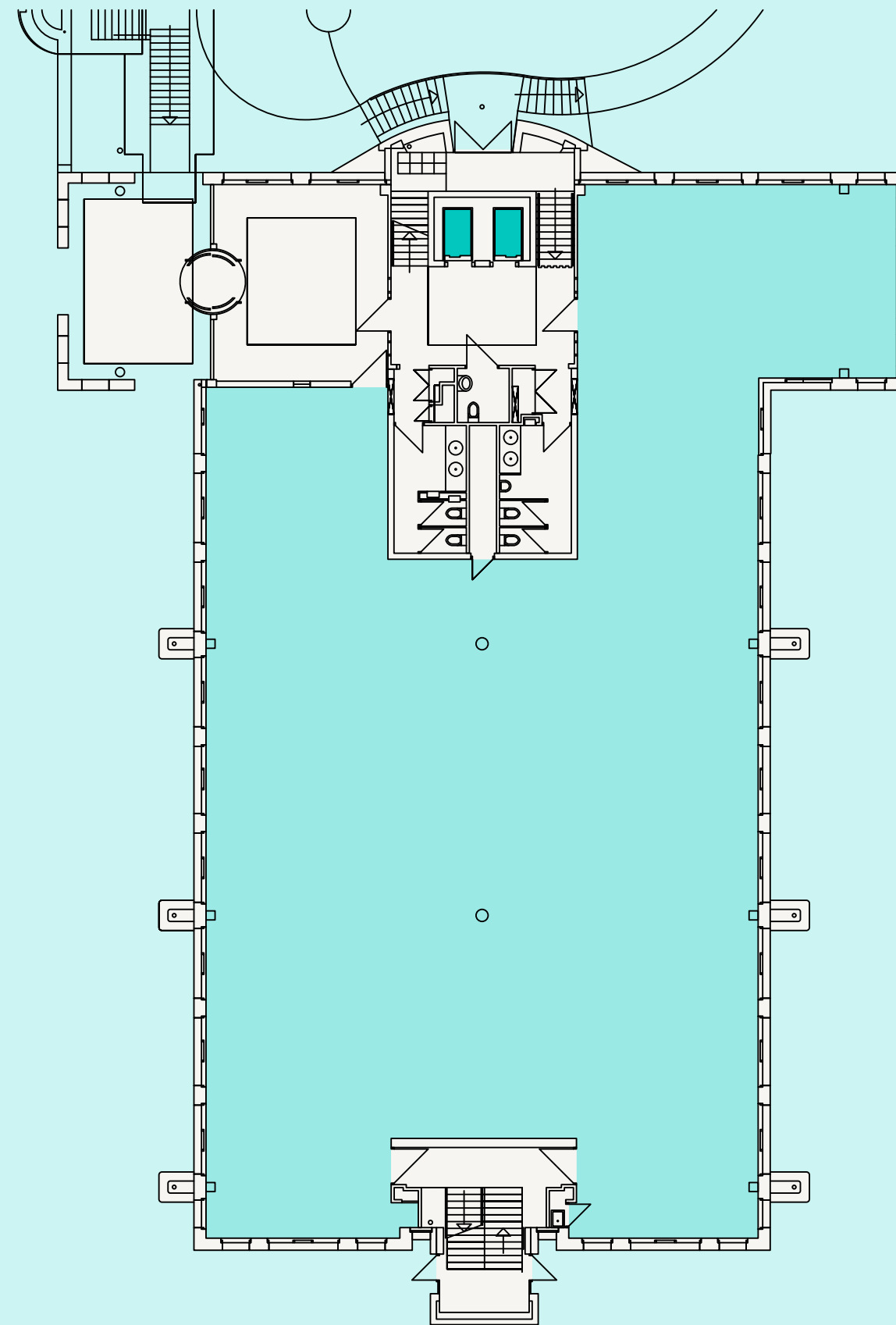
B7, the smallest campus building, has been refurbished to create a Grade A workspace with a light, relaxed feel:

- > Air conditioning
- > Raised access floors
- > 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 (potential B)

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

GROUND

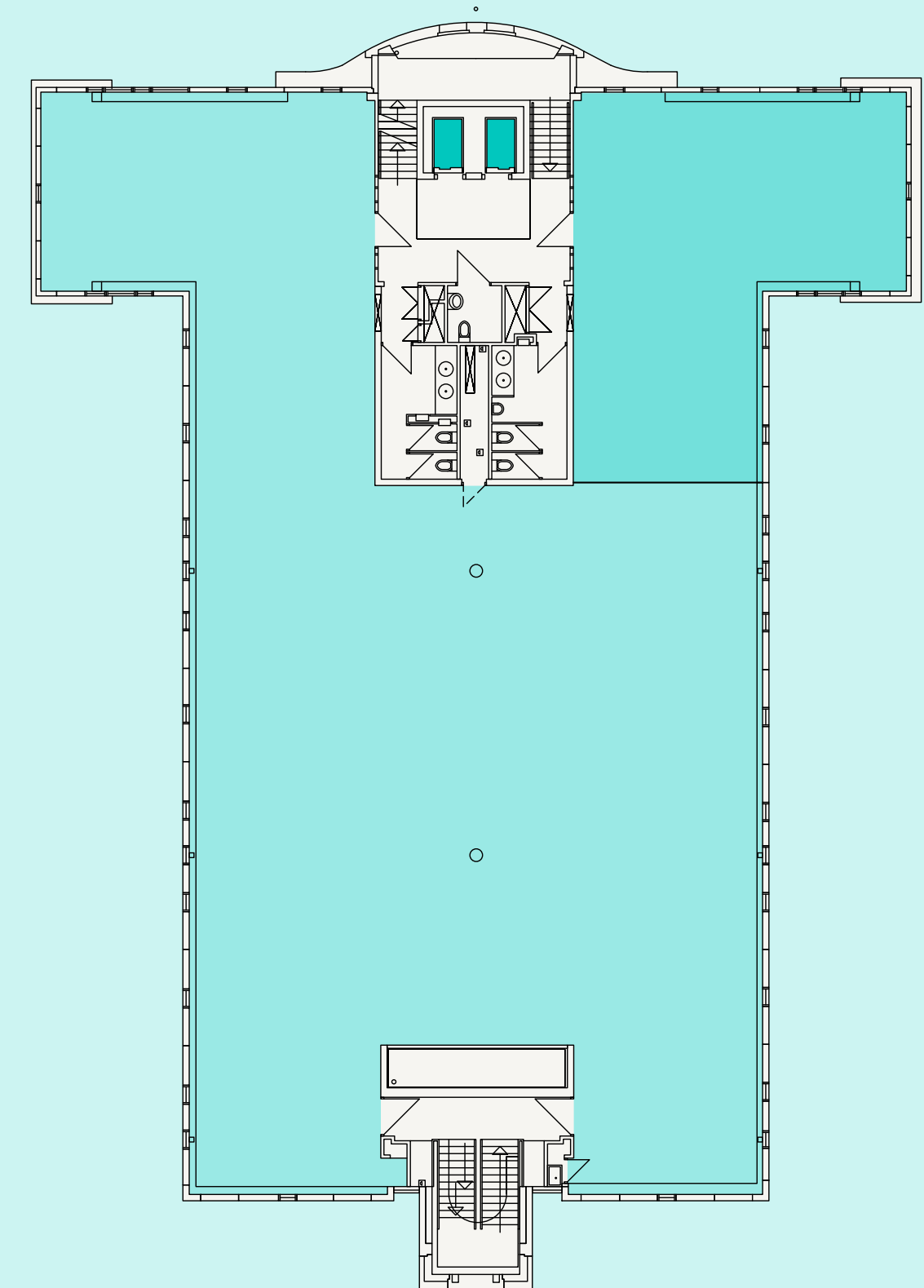
5,802 sq ft
539 sq m



Office Core Lift

TYPICAL UPPER

6,491 sq ft
603 sq m



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

James Shillabeer

T: 020 3363 4351
M: 07824 663 594
jameshillabeer@brayfoxsmith.com

bloomheathrowlondon.com

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