



BLOOM **HEATHROW** LONDON

FLOOR PLANS

B2

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

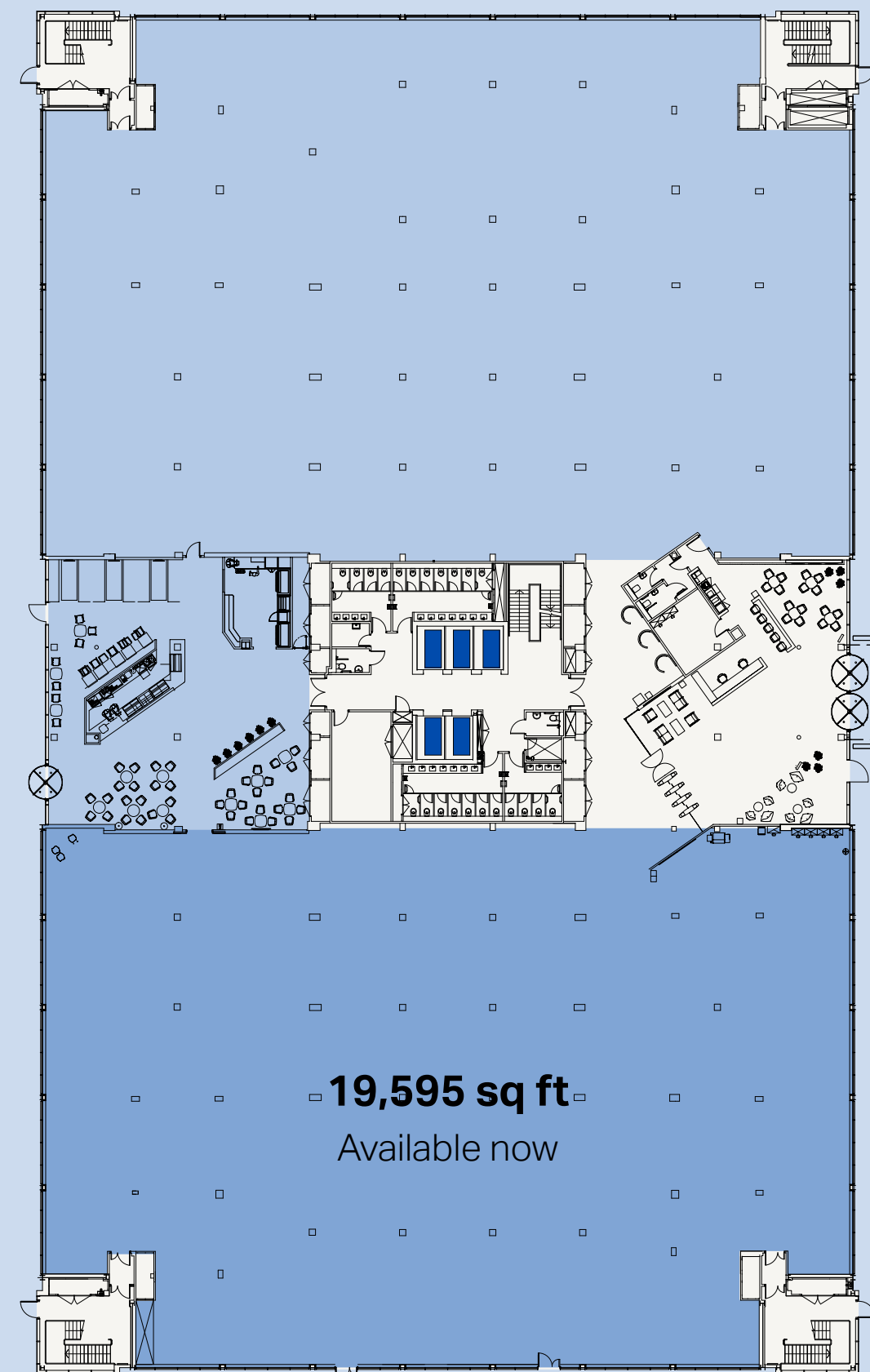
19,595 sq ft - available now
140,000 sq ft - available March 2024

- > 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 BREEM 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
Total	139,827	12,991

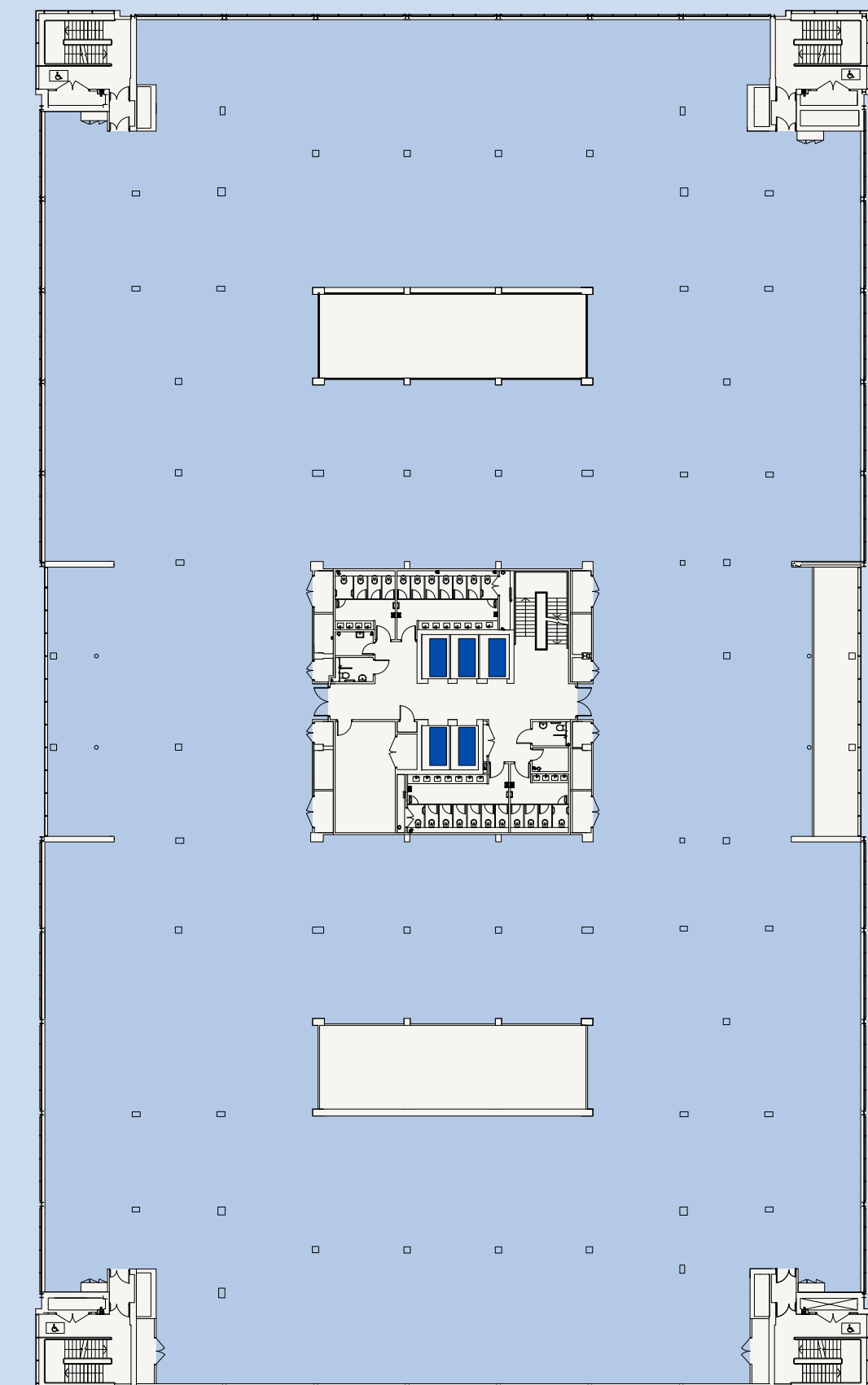
GROUND

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

There is potential to add ground floor Pavilion of 1,842 sq ft at the rear of the building which has planning consent.

- > 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 A and WiredScore Platinum or Gold

FLOOR	SQ FT	SQ M
Reception (Ground Floor)	1,345	125
Ground Floor	11,711	1,088
1st	12,120	1,126
2nd	13,153	1,222
3rd	7,363	684
Total	45,692	4,245

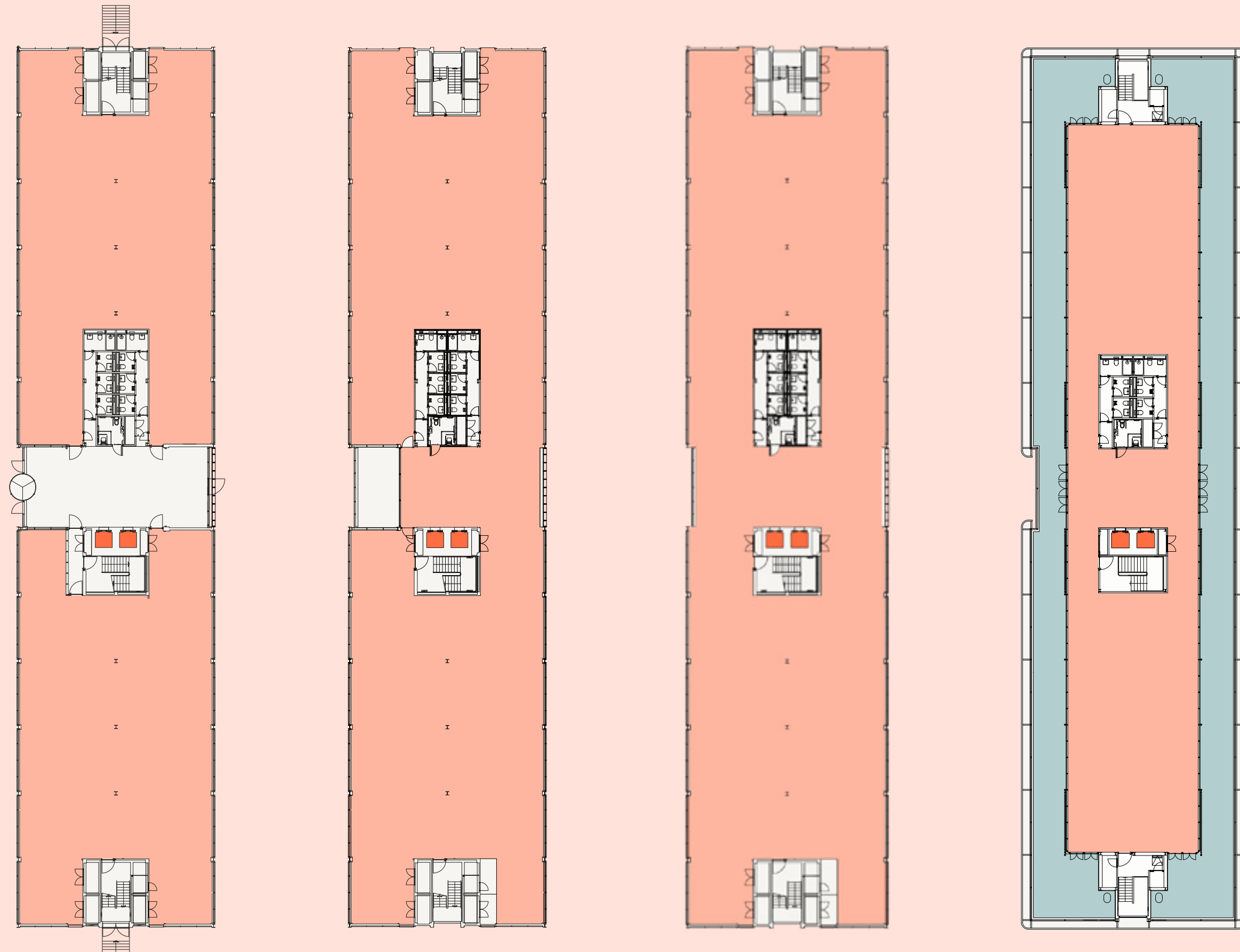
There is potential to add ground floor Pavilion of 1,842 sq ft at the rear of the building which has planning consent.

GRD

1ST

2ND

3RD



Office Core Lift Terrace

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



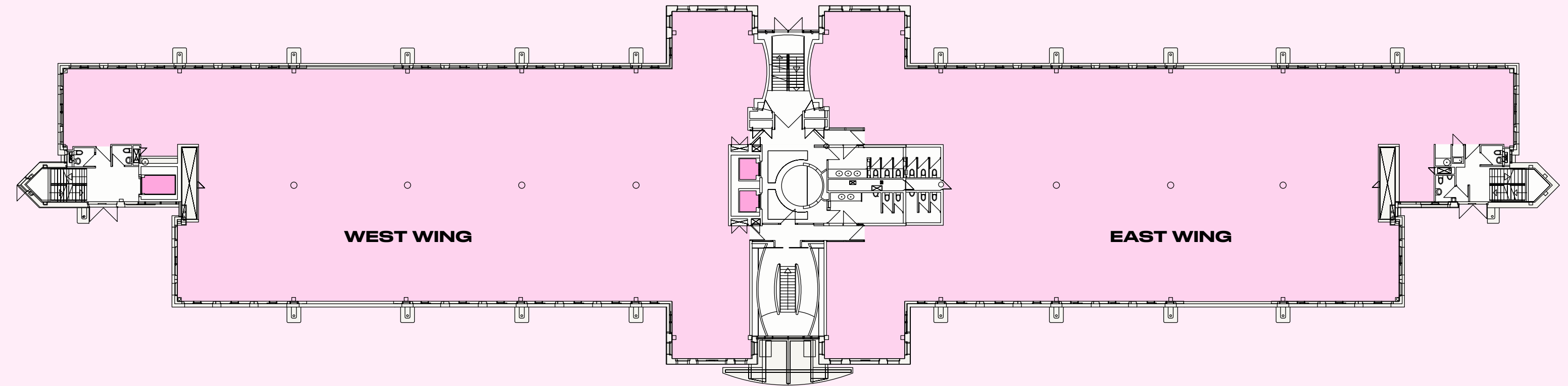
B5

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

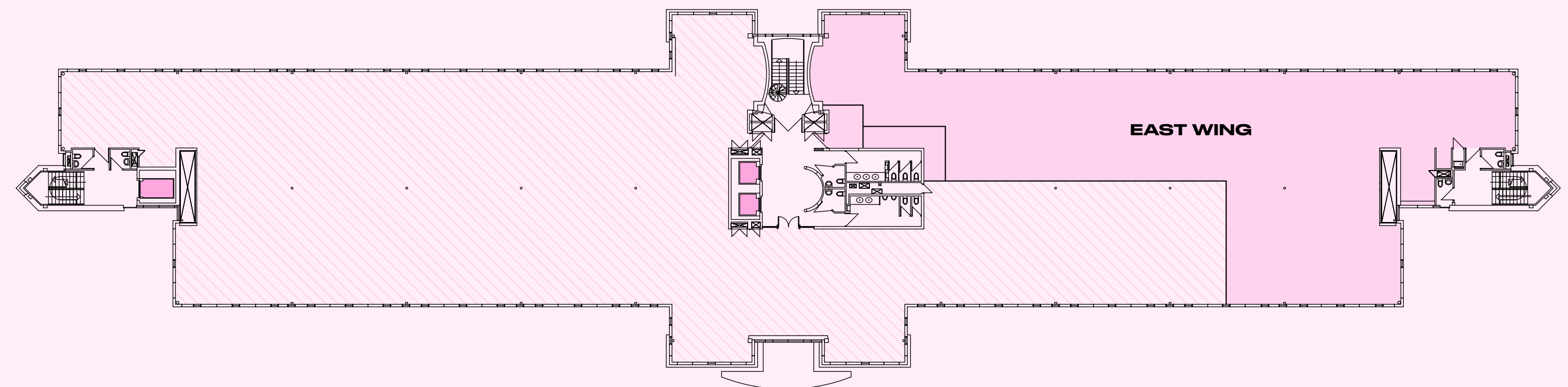
GROUND

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
Total	26,133	2,405.1

B7

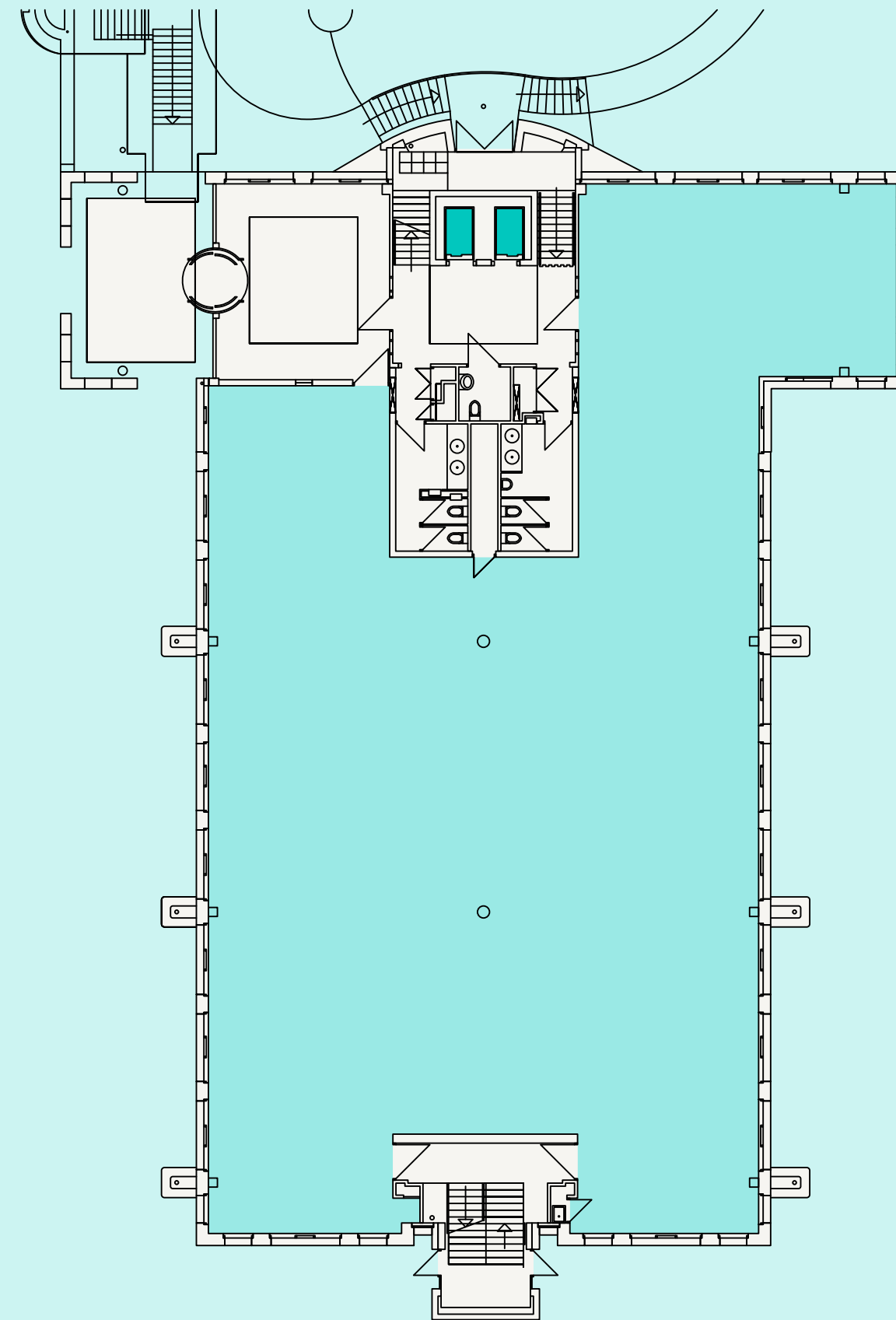
B7, the smallest campus building, has been refurbished to create a Grade A workspace with a light, relaxed feel:

- > VAV air conditioning
- > Raised access floors
- > 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)
- > 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
Total	19,391	1,801

GROUND

5,802 sq ft
539 sq m

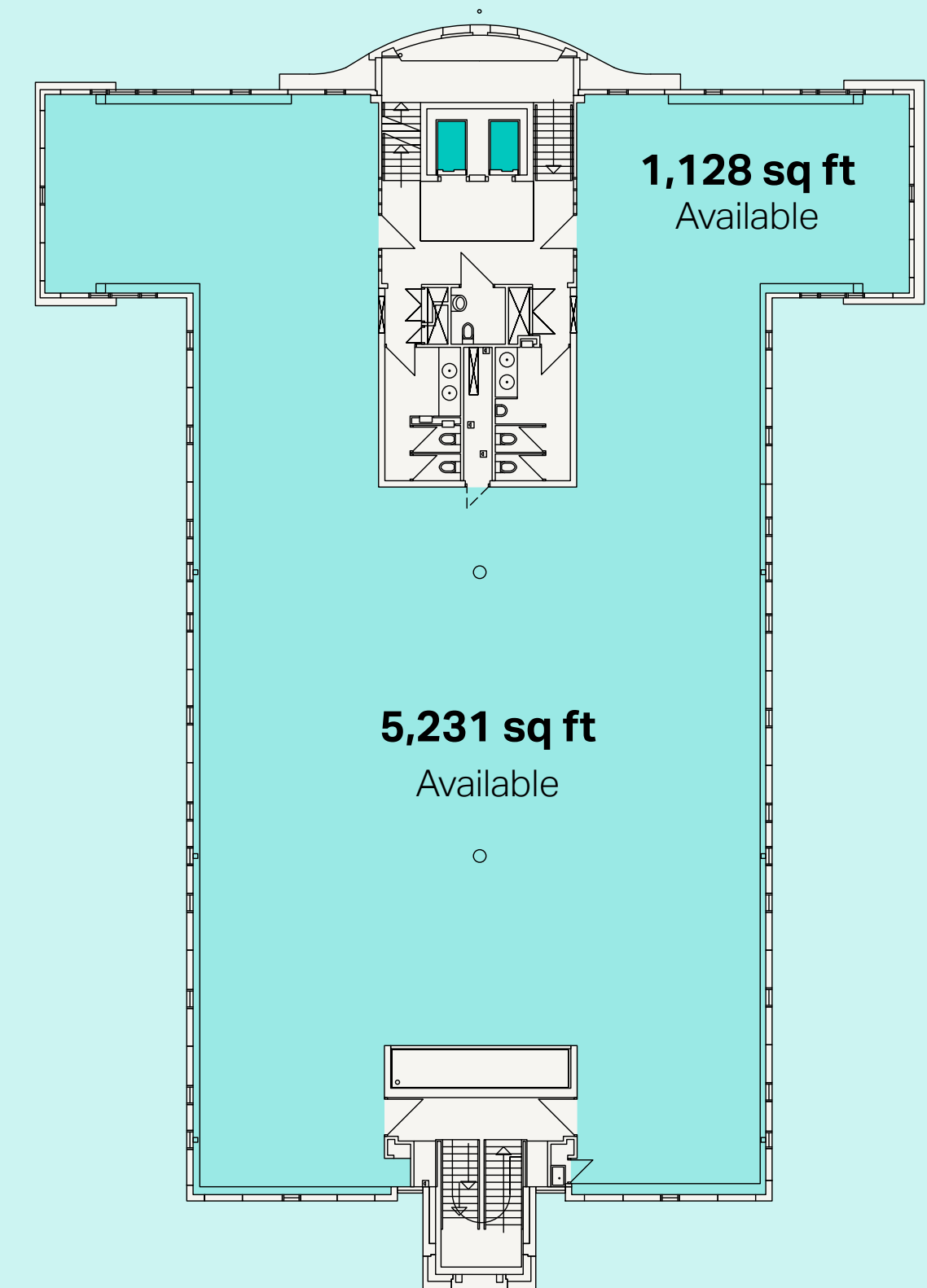


□ Office □ Office Split Example □ Core ■ Lift

▸ NORTH

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