

BLOOM HEATHROW LONDON

BUILDING 3

44,350 sq ft coming in Q1 2024

bloomheathrowlondon.com





WELCOME TO YOUR NEW NATURAL HABITAT

WELCOME TO
BLOOM
HEATHROW
LONDON

IT'S NOT JUST HOW YOU WORK IT'S HOW YOU FEEL

Bloom is much more than a collection of different companies it's a community where connections are made. We are designed for people who want a better work/life balance.

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

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.



B3 GROUND FLOOR



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 A and WiredScore Platinum or Gold

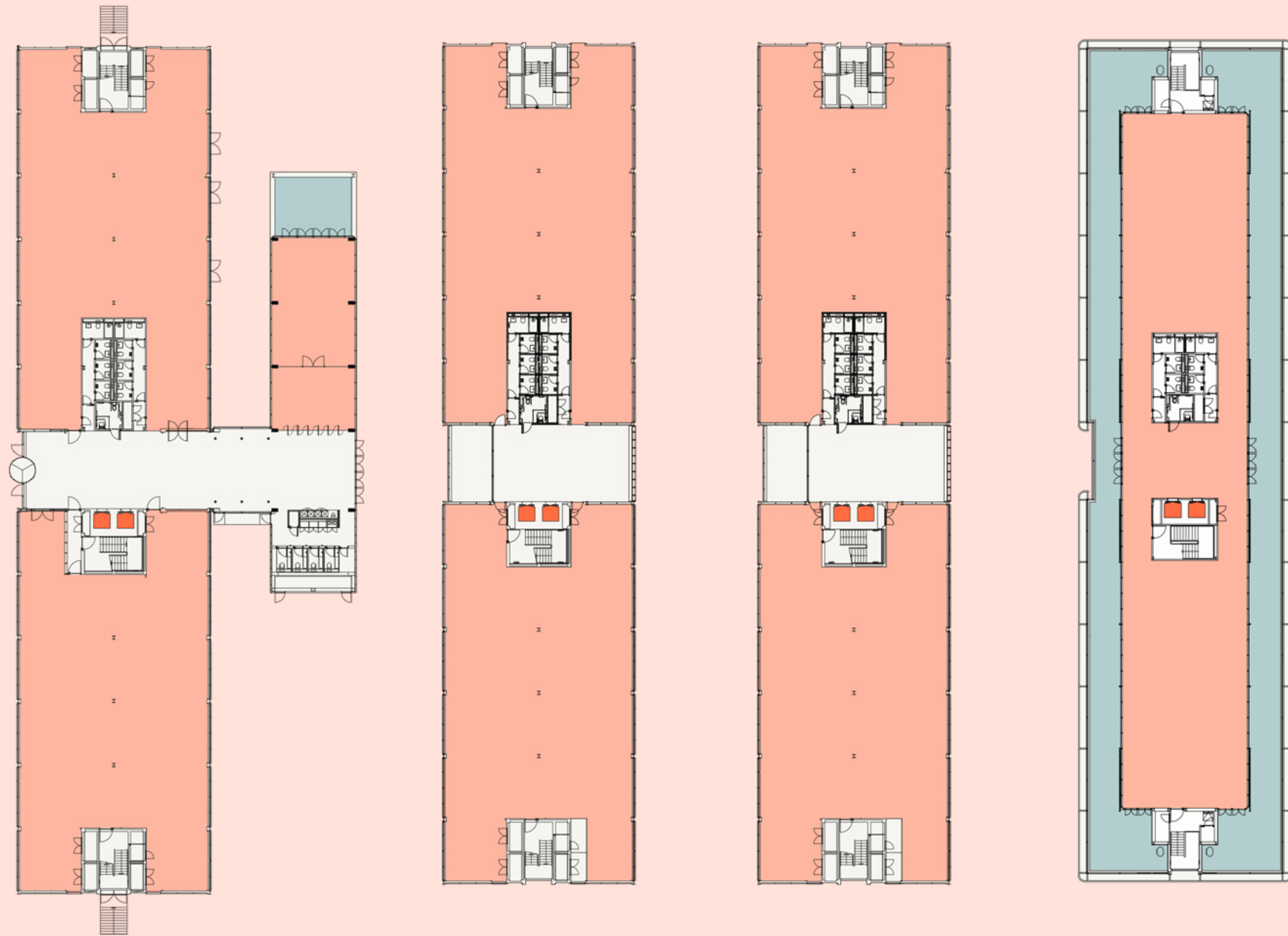
FLOOR	SQ FT	SQ M
Reception (Ground Floor)	1,345	125
Pavilion (Ground Floor)	1,842	171
Office (Ground Floor)	11,711	1,088
1st	12,120	1,126
2nd	13,153	1,222
3rd	7,363	684
Total	47,534	4,416

GRD

1ST

2ND

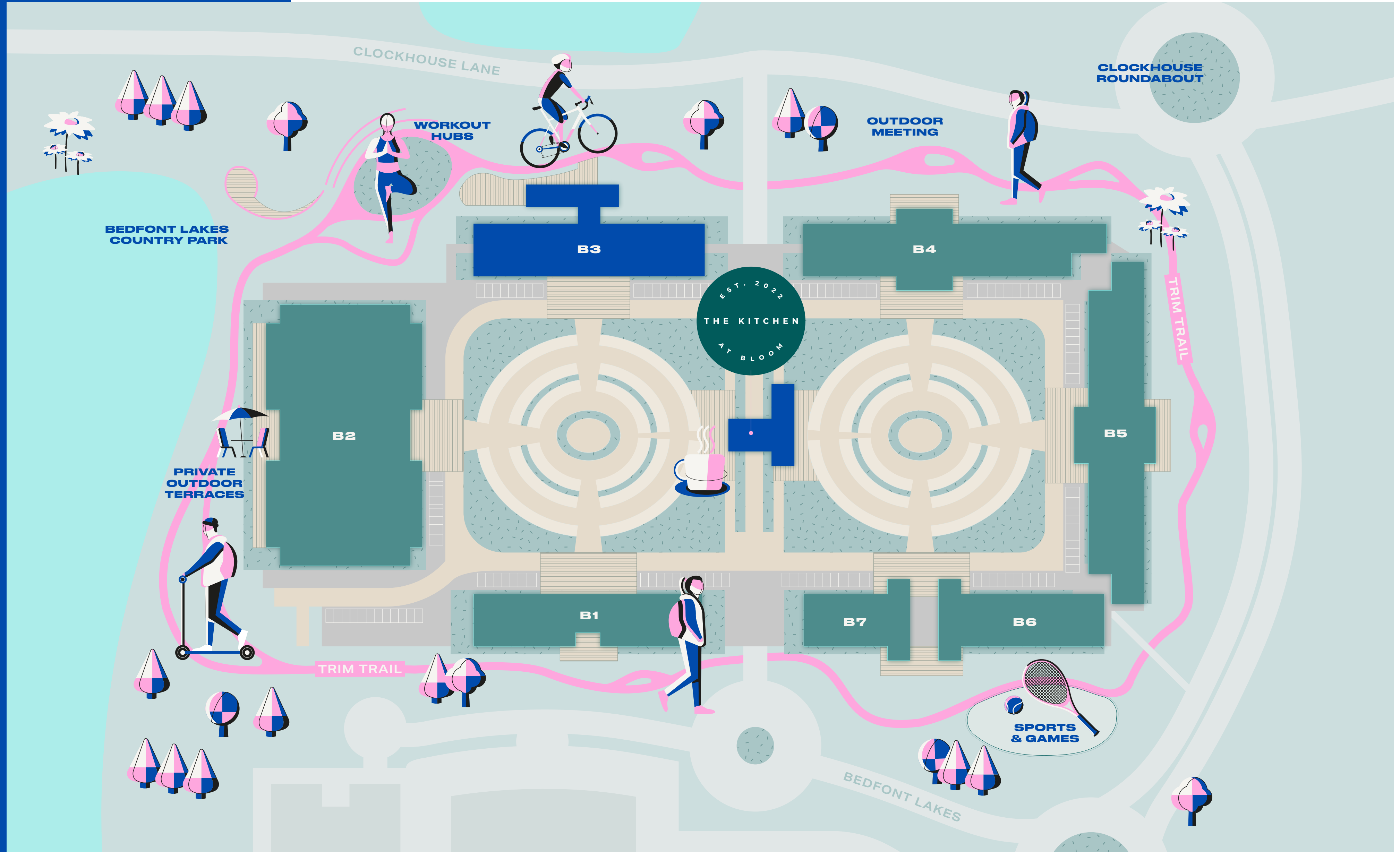
3RD

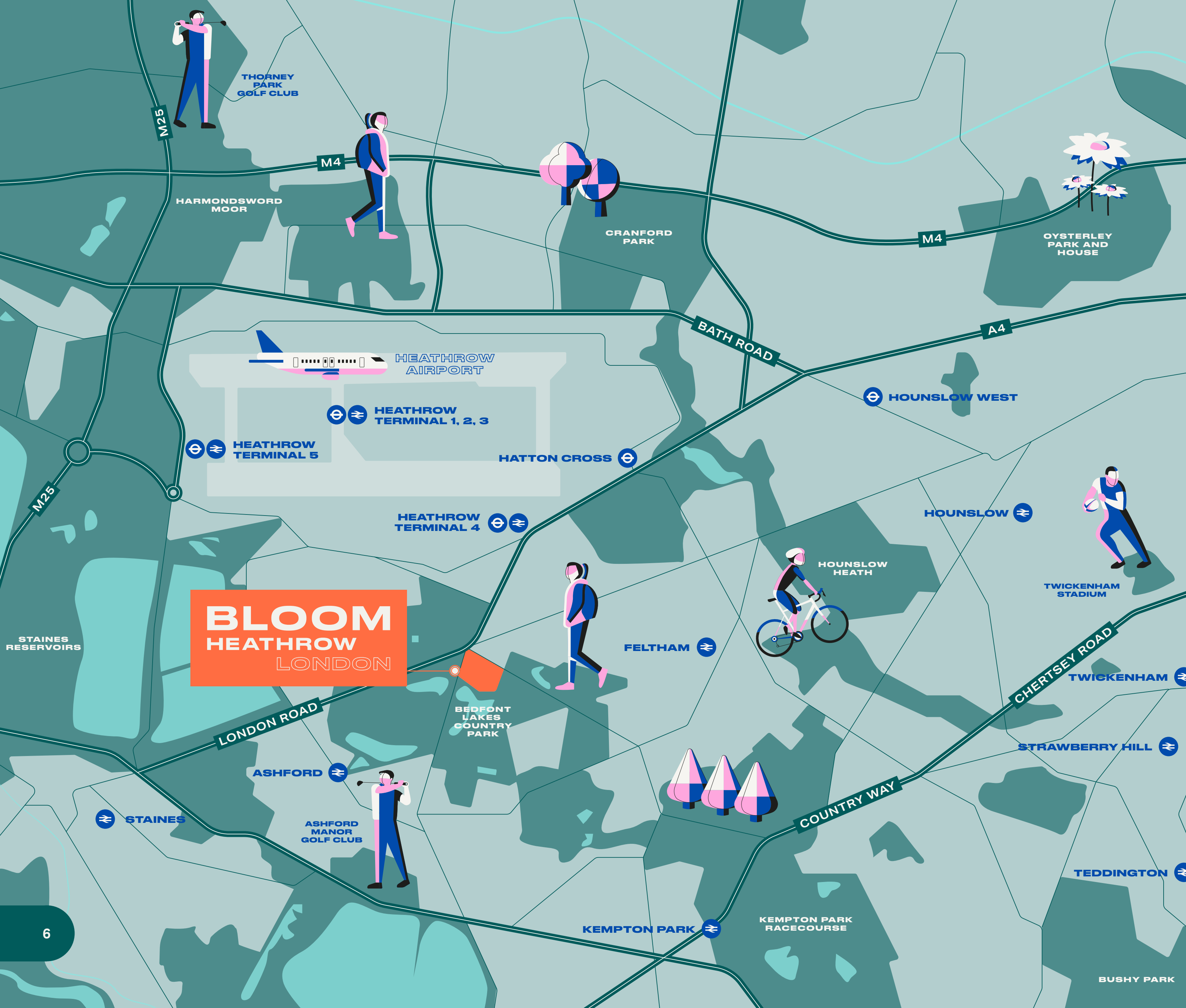


Office Core Lift Terrace

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

THE MASTERPLAN





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.

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

Heathrow Express and Feltham South West trains are just minutes away.

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

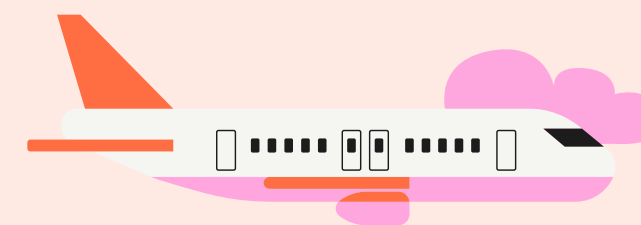
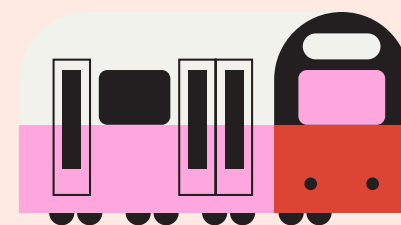
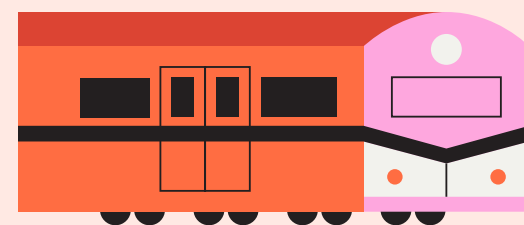
BLOOM BY AIR

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.



BLOOM TIMELINE

COMPLETED

- > The Kitchen at Bloom refurbished and open
- > 1km trim trail complete
- > Sustainability team appointed
- > EV Shuttle contract in place
- > Lifestyle manager appointed
- > Laundry services
- > Massage services
- > Community Portal/App
- > Running Club
- > Occupier events

- > Electric vehicle charge points
- > Sports and games
- > Valet services
- > Delivery services
- > B5 works complete

2023

- > Padel courts
- > PV solar panels
- > Landscaping
- > Park-wide Wi-Fi
- > Electric vehicle buses
- > Resurfacing complete
- > Building respray complete

Q1 2024

- > B3 completes
- > Further outdoor meeting/function spaces
- > Expanded cycle facilities



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.

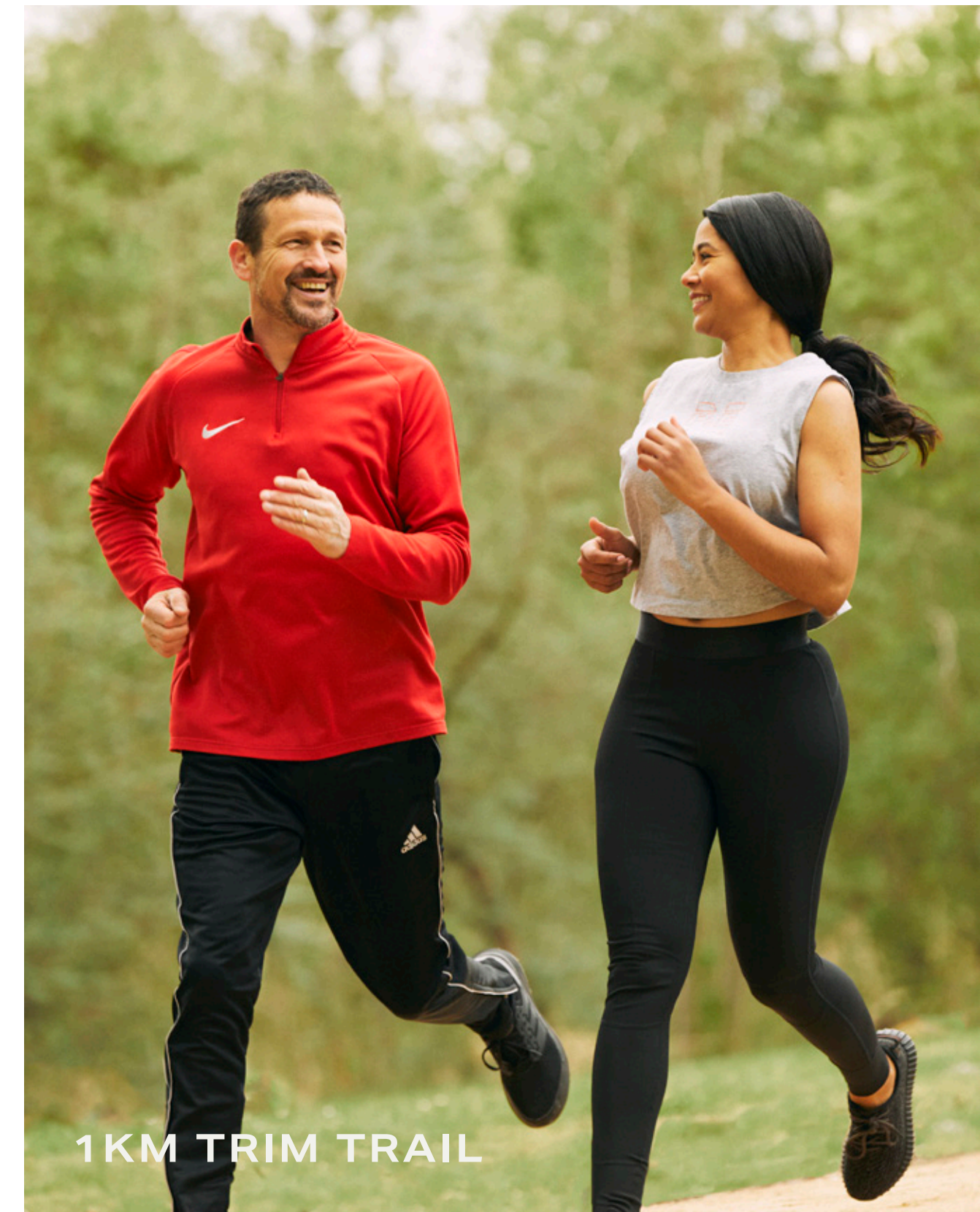
We're planting native shrubs and flowers around the campus, creating improved wildlife habitats through enhanced planting. And by introducing bug hotels, bird feeders and wildlife boxes, we're attracting even more natural wonders. As an added bonus, customers even get their own plots to grow herbs and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



B3 TERRACE



LAKESIDE ENVIRONMENT



1KM TRIM TRAIL



FROM SOURDOUGH TO SWEET SUCCESS

The Kitchen at Bloom was opened in January 2022. 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. 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.





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.

INTERESTED?

WE'D LOVE TO HEAR FROM YOU



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