



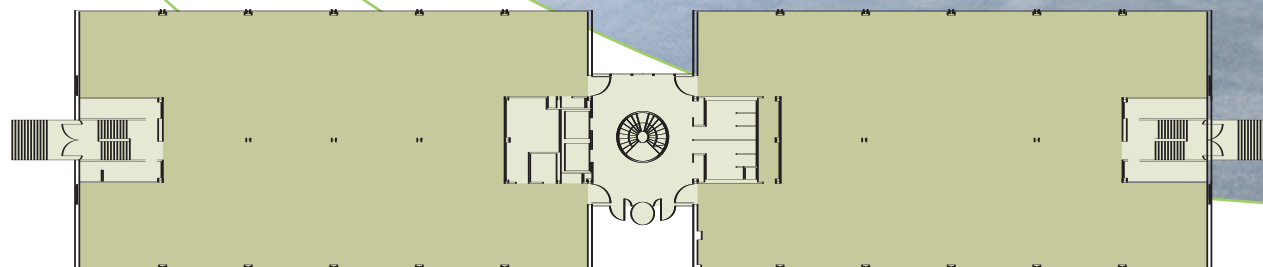
AIR CONDITIONED OFFICES TO LET 5,763 – 36,508 SQ FT

**1 NEW SQUARE**  
BEDFONT LAKES HEATHROW



## Available in floors from 5,763 sq ft

1 New Square is a high quality, self contained building on ground and two upper floors offering a mix of open plan and cellular office accommodation set around a central core. Providing maximum letting flexibility, space can be made available from a single wing of 5,763 sq ft. Any incoming occupiers can also have the added benefit of using IBM's staff canteen located in Building 2.



Typical floor plan

### ACCOMMODATION

Ground Floor North	5,763 sq ft	535 sq m
Ground Floor South	6,149 sq ft	571 sq m
First Floor North	6,149 sq ft	571 sq m
First Floor South	6,149 sq ft	571 sq m
Second Floor North	6,149 sq ft	571 sq m
Second Floor South	6,149 sq ft	571 sq m
<b>Total</b>	<b>36,508 sq ft</b>	<b>3,390 sq m</b>

### SPECIFICATION

- Air conditioning
- Raised floors
- Suspended ceilings
- Category II lighting
- 174 spaces (1:210)



Staff canteen located in Building 2

[www.new-square.co.uk](http://www.new-square.co.uk)

### VIEWING

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### TERMS

The building is available by way of an assignment or sub lease/s expiring no later than September 2012.