

WWW.SOVEREIGNCOURTHEATHROW.COM



A MODERN DEVELOPMENT OF OFFICE SUITES TO LEASE Sipson Road Heathrow UB7 0JE

INTRODUCING SOVEREIGN COURT

A modern office development occupying a prominent position on Sipson Road moments from Heathrow Airport.

Sovereign Court offers newly refurbished office suites available on flexible terms in a strategic business and airport location.



LOCATED ONLY 5 MINUTES DRIVE FROM HEATHROW AIRPORT

5 Ains 1.7 **15**



Mins drive to Heathrow Airport



Miles drive to M4 (junction 4)



Miles drive to M25 (junction 15)



Mins train to London Paddington (via Heathrow Express)



Mins walk to on-site convenience store

IN GOOD COMPANY

EAT Il Basilico 1 min walk Westcombe Restaurant **3** MINS WALK

Nest Restaurant 5 MINS WALK

Hi! Pizza

8 MINS WALK

Steak & Lobster 10 MINS WALK

Carluccio's 12 MINS WALK

The Pheasant Inn 15 MINS WALK

RELAX

Sipson Recreation Ground 8 MINS WALK

SHOP

Sovereign Food & Wine 1 min walk

EXERCISE

The Spa & Gym Heathrow at The Radisson Blu Edwardian 10 MINS WALK Botwell Green Sports & Leisure Centre 15 MINS DRIVE David Lloyd

SLEEP

Park Inn by Radisson **3** MINS WALK

Hotel Ibis Styles

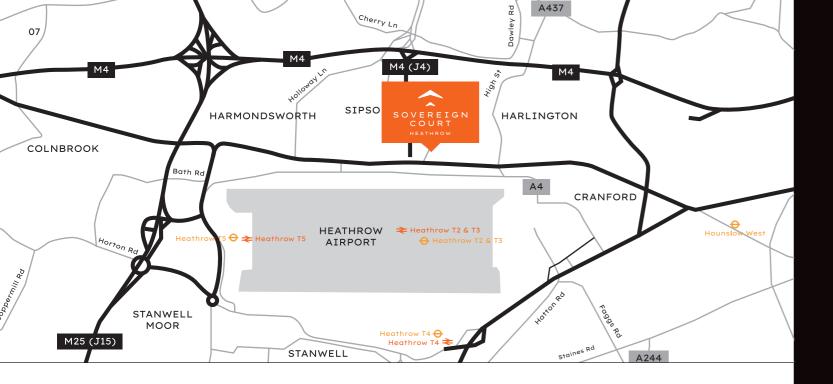
3 MINS WALK

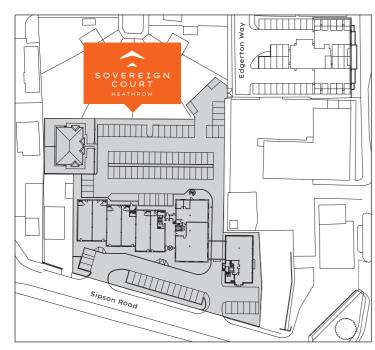
Renaissance London Heathrow 6 MINS WALK London Heathrow Marriott

12 MINS WALK Sheraton Skyline Hotel 13 MINS WALK

16 MINS DRIVE









PERFECTLY PLACED FOR NATIONAL AND INTERNATIONAL BUSINESS

ŧ Lo ,
BY TRAIN (HEATHROW EXPRESS)
Paddington Station 15 MINS

Sovereign Court is located on Sipson Road at the junction with the A4 Bath Road, and enjoys excellent communication links and easy access to the Heathrow Spur Road, linking with Junction 4 of the M4 motorway.



T5 UNDERGROUND (HEATHROW)

Piccadilly line GREEN PARK 52 MINS

Elizabeth line TOTTENHAM COURT ROAD **45** MINS



LOCAL BUS / WALK (# 555, 105, 423, 140 & 285)

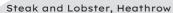
Sovereign Court shops ON SITE

Steak & Lobster, Radisson Blu BUS 1 MIN WALK 10 MINS

Carluccio's, The Marriott BUS **3** MINS WALK **12** MINS

The Pheasant Inn & Restaurant WALK **15** MINS







Westcombe Restaurant, Ibis Styles

Sovereign Food & Wine convenience store is on-site and a Co-op Food is located within the petrol station next door.



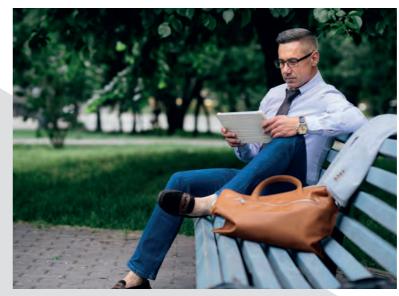
Sovereign Food and Wine



Sovereign Court benefits from an extensive selection of local hotel amenities including bars, restaurants, cafes and health clubs.



David Lloyd Gym



Sipson Recreation Ground



Hi! Pizza @ Holiday Inn, Heathrow



Botwell Green Sports & Leisure Centre Swimming Pool

TESTIMONIAL



BMSI primarily work at Heathrow, so the offices in Sovereign Court was an ideal location.

We were looking for new offices at the end of 2010 and looked at a number of properties before looking at Sovereign Court in early 2011.

As well as being an ideal location to Heathrow, we also needed 24 hours access to obtain equipment and parts, to service the Airport

Orbit Southern/Emerson's have been very accommodating and approachable over the years, to the changes that we have required.

Things like the installation of the Electric Car Charging point, Fibre Broadband lines into our office and changes internally to our network that we have needed.

BMSI have been in Sovereign Court since the 1st April 2011, through the Pandemic and hopefully for many more years.

GARY RACKHAM BMSI REGIONAL MANAGER - AVIATION







SPECIFICATION

- Fully accessible raised floors

 - 28 car parking spaces
 - Shared foyer & reception

THE SPACE

Sovereign Court provides a unique opportunity to acquire newly refurbished managed office suites available on flexible terms in a prime location directly opposite London's principal airport.

15

28 Car parking spaces available



THE DEVELOPER

DEDICATED AND EXPERIENCED COMMERCIAL PROPERTY EXPERTS

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then, the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA, with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

A PROFESSIONAL APPROACH

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

LARGE PROPERTY PORTFOLIO

Our Orbit Southern team provide offices to let in the South East of England, including offices in Redhill, Brentford, Egham and directly opposite Heathrow Airport.

The Orbit Southern portfolio totals circa 450,000 sq ft and consists of 32 commercial buildings across 12 sites located throughout the South East of England, all within easy access of the M25.

OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house property management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi-let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.



Profile West, Brentford

Grosvenor House, Redhill

FOR MORE INFO PLEASE CONTACT ORBIT SOUTHERN 020 8750 1410 orbitsouthern.co.uk orbit-southern@emerson.co.uk twitter.com/Orbit_Southern

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