

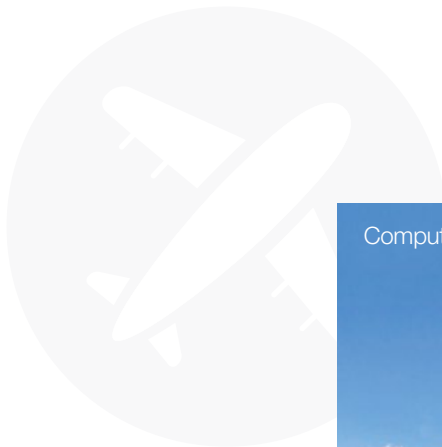


AN OUTSTANDING HOTEL DEVELOPMENT OPPORTUNITY



HEATHROW LONDON





INTRODUCTION

The opportunity to acquire a hotel development site near one of the world's busiest airports. Prupim is seeking a development partner to take a long lease on the site and build a 301 room mid-market hotel.



An outstanding location

The hotel development site is situated in a prominent location on Bath Road (A4) opposite Heathrow Airport's northern car park and the residential area of Harmondsworth to the east.

An international destination

Heathrow is the main transport hub of London, one of the world's leading cities. With the largest urban population in Europe and an enviable reputation for business and leisure, London is unique and stands apart from its European peers. Heathrow is the UK's largest and busiest airport in terms of passenger numbers and aircraft movement. The airport handles 67million passengers and approximately 1.4m tonnes of cargo per year.



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“TRAVEL BROADENS
THE MIND”

Welcome to London Heathrow, the busiest airport in the United Kingdom and the third busiest airport in the world, and handles more international passengers than any other airport around the globe.

OVER
67m
passengers per year





The development site occupies a cleared brownfield site in the Heathrow area of London Heathrow and is located approximately 15 miles west of central London, in the Borough of Hillingdon.

15^{*} mins

to Central London on
the Heathrow Express

*from Terminals 1, 2 & 3



Timings

By Train

From site to Heathrow rail station for Heathrow Express	2.2 miles
Heathrow Express to London Paddington	15 minutes
From site to Hayes and Harlington for Heathrow Connect service to Central London	1.1 miles
Heathrow Connect to London Paddington via Ealing Broadway	40 minutes

By Road

From site to Heathrow Terminals 1/2/3	4 miles
From site to Heathrow Terminal 4	3.5 miles
From site to Central London	15 miles

For further details

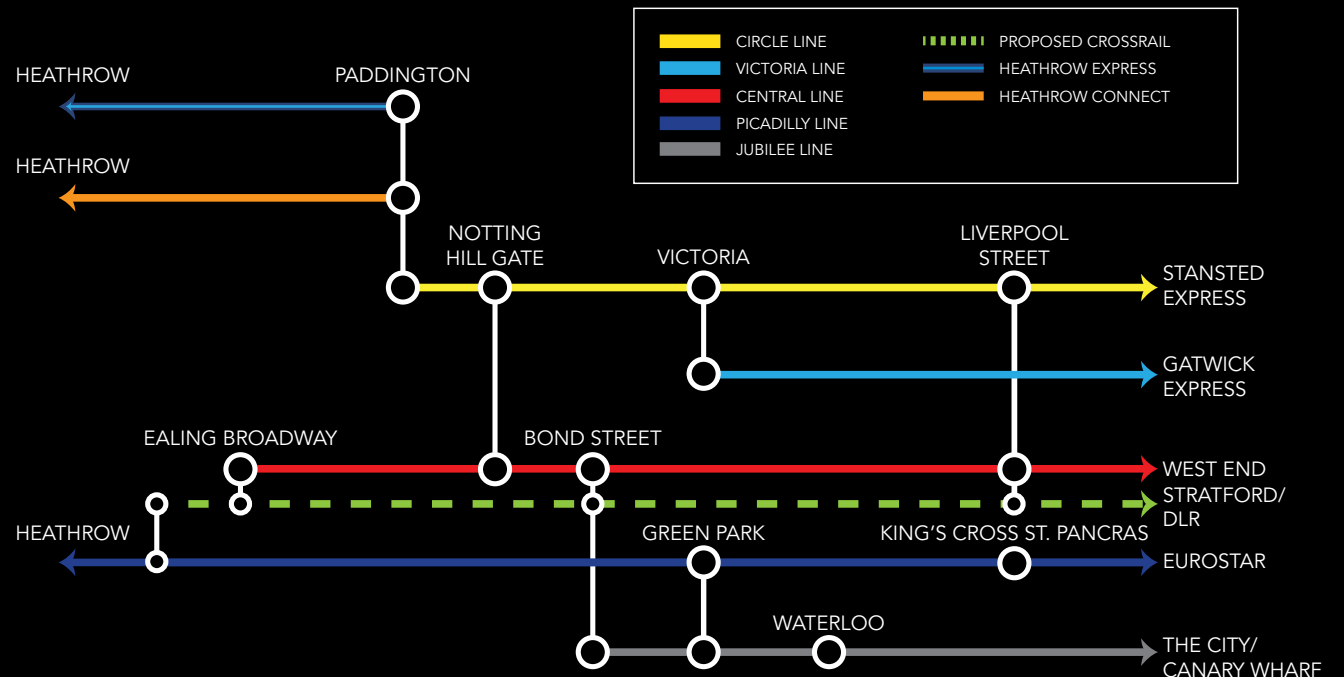
www.heathrowexpress.com
www.trainline.com
www.theaa.com

An unbeatable business location

The site benefits from excellent communication links. There is direct access to the Bath Road (A4) which connects to the M4 and M25. Heathrow terminus station provides access to London Underground (the Piccadilly Line) and an over-ground rail link direct to Paddington Station in central London via the Heathrow Express.

In addition to the local bus services that operate along Bath Road, the airport shuttle service provides a good link between Heathrow's terminals and local hotels. Since the opening of Terminal 5 a further 15 routes have been added to ensure there is capacity to support the forecasted increase in passenger numbers.

Two important public transport improvements are also planned. Heathrow Airtrack, a link to the South West Trains rail network connecting the airport to major rail hubs such as London Waterloo, Guildford and Reading. Crossrail will connect east and west London with a branch line serving Heathrow Airport.





HEATHROW HOTEL MARKET OVERVIEW



Supply

There is a significant level of existing hotel supply in the Heathrow area, however with the opening of Terminal 5 and the strong trading performance of the Heathrow hotel market we are confident that there is sufficient demand for additional rooms to be added. Considering the dynamics of the market and current economic conditions we suggest the most successful hotel would be one of a limited service or midmarket nature.

The upcoming Olympic Games in 2012 will only help to strengthen the profile of what is already a robust and attractive hotel market.



301

bedroom business
hotel opportunity in an
optimum catchment area



Further Information

Detailed information relating to the site can be found within a secure data-site. For access please contact Owen Pritchard or Jay Singh of CBRE Hotels.

Offers

Offers are invited for the long leasehold interest in the hotel site.

Important

No direct approaches or contact should be made to the hotels management or owner. All communications relating to the sale process should be directed to the following:

Contacts

Owen Pritchard

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PRUPIM

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