

# LONDON STANSTED AIRPORT

## OFFICES TO LET

FROM 200 SQ FT (19 SQ M)  
TO 12,500 SQ FT (1,160 SQ M)

# London Stansted

**London Stansted Airport is well positioned for your business...**

Strategically located in the south-east of England, the UK's wealthiest region, the airport is in close proximity to vibrant economies such as London, Cambridge and the dynamic growth markets of Europe.

As well as providing exceptional local, national and international transport connections, London Stansted Airport is home to a choice of flexible commercial property to let. With office space available from one person suites to multiple floors, the airport provides the perfect destination for a range of business types and sizes.

London Stansted also offers a variety of convenient on-site staff benefits, such as easy access, extensive car parking and all of the retail and leisure amenities you might expect from an international airport.

So, if you're looking for quality, cost-effective and well connected office space outside of the M25, choose London Stansted Airport as the new home for your business.

**OFFICES FOR  
1 PERSON TO 100 STAFF**  
**MOVES 13% OF UK AIR FREIGHT**  
**150 GLOBAL DESTINATIONS SERVED**  
**M25: 17 MILES** **LONDON** **UK'S 4TH**  
**10M PEOPLE** **STANSTED** **LARGEST**  
**WITHIN** **AIRPORT** **AIRPORT**  
**1HR DRIVE** **M11: 2 MILES**  
**OVER 25,000 PARKING SPACES** **CAMBRIDGE: 29 MILES**  
**25M PEOPLE WITHIN 2HR DRIVE**  
**LONDON (TOTTENHAM HALE)**  
**35 MINUTES BY STANSTED EXPRESS**



# Commute & Connect

London Stansted Airport is widely recognised as the most convenient airport for companies based in Essex, the Cambridge cluster and the East of England. Fast road and rail links make it easy for staff to access the airport on a daily basis, as well as providing a hub for regional and national onward travel.

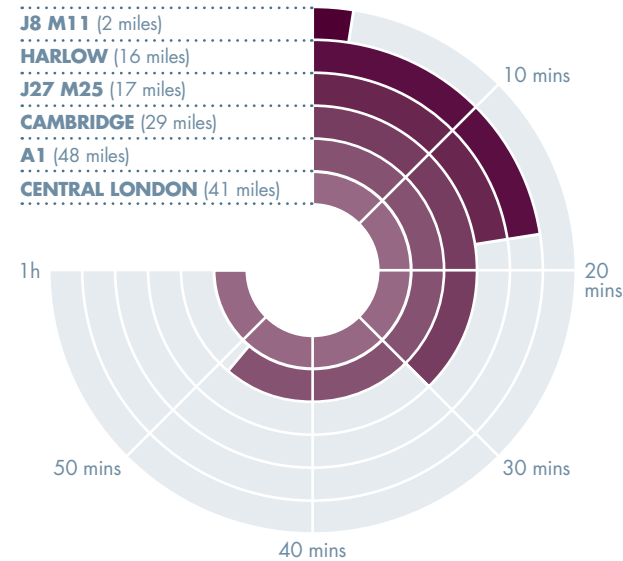
The speed and convenience of the Stansted Express also means you can reach London in only 35 minutes, direct from the airport. These benefits mean London Stansted Airport is the perfect choice for those companies wanting to grow and expand their businesses at a crucial commercial gateway to Europe and beyond.

## Air Journey Times

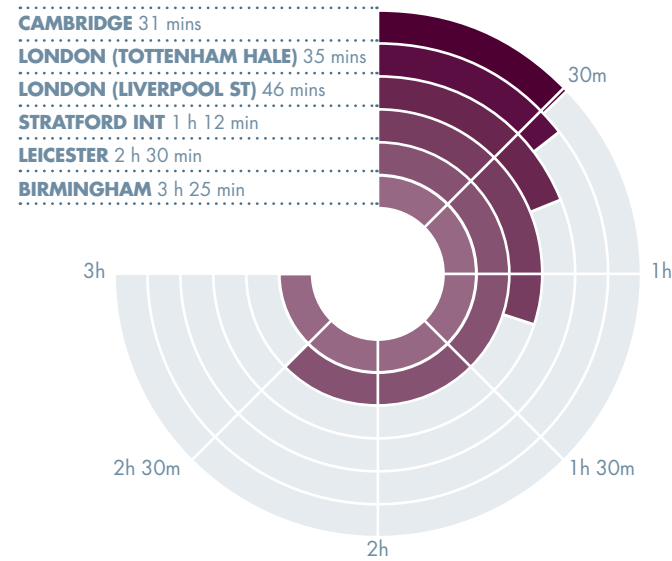
AMSTERDAM	1h 5m	GENEVA	1h 45m
ATHENS	3h 35m	GLASGOW	1h 15m
BARCELONA	2h 12m	LYON	1h 35m
BELFAST	55m	MAASTRICHT	1h 15m
COLOGNE	1h 16m	MADRID	2h 20m
COPENHAGEN	1h 40m	MUNICH	1h 50m
DUBLIN	1h 14m	NICE	2h 5m
DUSSELDORF	1h 9m	PRAGUE	1h 56m
EDINBURGH	1h 10m	STOCKHOLM	2h 7m
FRANKFURT	1h 10m	STUTTART	1h 28m



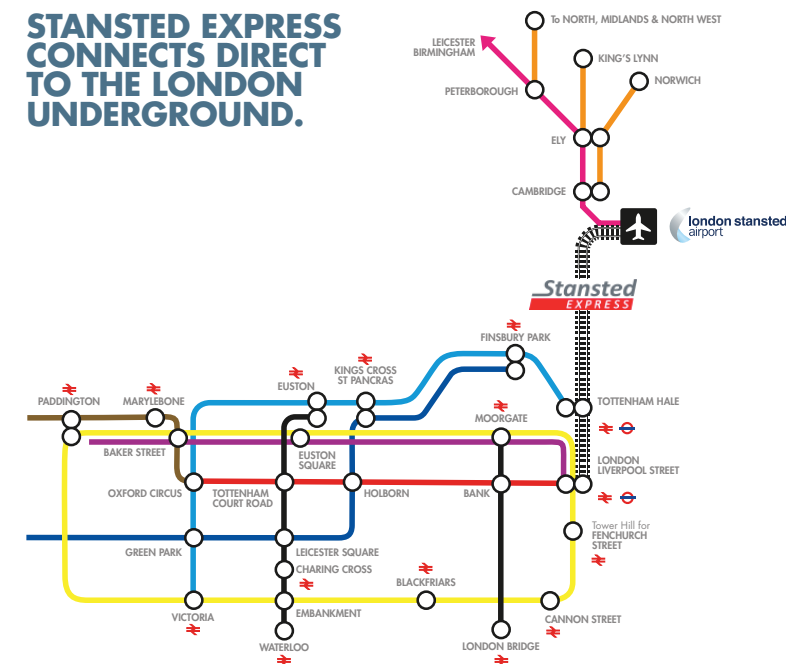
## Road Journey Times



## Rail Journey Times



## STANSTED EXPRESS CONNECTS DIRECT TO THE LONDON UNDERGROUND.



**17 miles**

FROM LONDON'S ORBITAL MOTORWAY (M25)

**35 mins**

TO TOTTENHAM HALE AND DIRECT LONDON UNDERGROUND LINKS

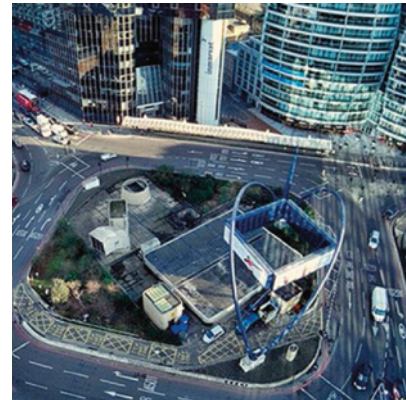
**46 mins**

DIRECT TO LIVERPOOL STREET STATION AND THE HEART OF LONDON'S FINANCIAL DISTRICT

# Excel & Innovate

The London Stansted catchment is wide and sits within the UK's wealthiest region. 10 million people live within one hour and a two hour car journey extends the catchment to 25 million people.

It is the closest major airport to Canary Wharf, Cambridge and the Silicon Roundabout, which are at the forefront of global finance, technology and innovation. Cambridge is home to thriving biotechnology and electronic industries, and its historic university is home to 30,000 students. The brand new Silicon Roundabout is a district in east London that is home to over 300 high tech start-up companies and the new Google campus.



**30,000**

STUDENTS LIVE IN THE CITY OF CAMBRIDGE

**300**

HIGH-TECH START-UP COMPANIES CLOSE BY AT 'SILICON ROUNDABOUT'

**2012**

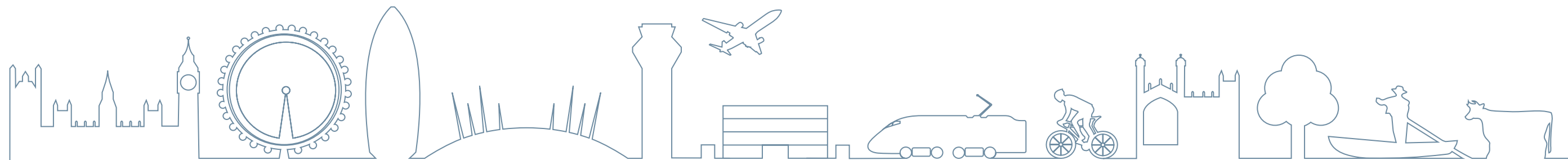
A YEAR WHEN MORE PATENTS WERE ISSUED IN CAMBRIDGE THAN ELSEWHERE

**10m**

PEOPLE LIVE WITHIN A 1HR DRIVE

**25m**

PEOPLE LIVE WITHIN A 2HR DRIVE



# Rest & Play

**A number of amenities to suit a range of budgets and tastes...**

London Stansted Airport offers all the staff facilities you would expect within an international terminal building, without the congestion and inconvenience of a central London location. There are a number of on-site shops, cafés, restaurants and bars to suit a range of budgets and tastes. The airport is also home to four hotels, which offer a range of room rates and services, as well as providing quality gym and leisure facilities.

All of the amenities at London Stansted Airport are easily accessed on foot or by shuttle bus from each of the office buildings; so no matter whereabouts at the airport you choose to locate, your staff will never be far from convenience.

## FOOD & DRINK

- BURGER KING
- CAFE BALZAR
- CAFE NERO
- COSTA
- GOURMET HOTDOG
- JOE'S COFFEE HOUSE
- PIP

## SHOPPING

- MONEY CORP
- SPAR
- ARQIVA
- WHSMITH

## RADISSON BLU 4\* (ON-SITE)

- RESTAURANTS
- BARS
- HEALTH & FITNESS CENTRE
- GYM
- SWIMMING POOL
- SPA

## HOLIDAY INN EXPRESS 3\* (5 MINUTE SHUTTLE BUS)

- WIFI
- RESTAURANT
- BAR

## PREMIER INN 3\* (5 MINUTE SHUTTLE BUS)

- RESTAURANT
- COFFEE SHOP
- BAR
- WIFI

## HILTON LONDON STANSTED 4\* (6 MINUTE SHUTTLE BUS)

- BUSINESS CENTRE
- RESTAURANT
- BAR
- GYM
- SWIMMING POOL



# Enterprise House

## Conveniently located next to the terminal...

BASSINGBOURN ROAD  
LONDON STANSTED AIRPORT  
CM24 1QW

OFFICES AVAILABLE:  
FROM 200 SQ FT (19 SQ M)  
TO 6,500 SQ FT (600 SQ M)

Enterprise House is a modern four storey office building with an impressive full height central atrium and on-site café.

There are a range of offices available from 200 sq ft to 6,500 sq ft, many of which enjoy stunning airside views. Each of the office suites have been comprehensively refurbished and offer a quality specification that includes air conditioning, raised floors and suspended ceilings.

Enterprise House is also located directly next to the airport terminal building and provides easy access to the airport's transport hub and Junction 8 of the M11.

- OFFICE SPACE FOR 2 – 100 PEOPLE
- AIR CONDITIONING
- FULLY ACCESSIBLE RAISED FLOORS
- SUSPENDED CEILING
- CAT II RECESSED LIGHTING
- 24HR SECURITY CONTROLLED ACCESS
- LEARNING & DEVELOPMENT CENTRE
- 6,500 SQ FT CONFERENCE & MEETING FACILITIES
- IMPRESSIVE GLAZED ATRIUM
- GROUND FLOOR CAFÉ
- ON-SITE PROPERTY MANAGEMENT
- ON-SITE CAR PARKING (1:125 SQ FT)
- EPC RATING: D/91



# Stansted House

## Ideal for start ups & SME's...

THIRD AVENUE  
STANSTED BUSINESS PARK  
CM24 1AE

OFFICES AVAILABLE:  
FROM 200 SQ FT (19 SQ M)  
TO 12,500 SQ FT (1,160 SQ M)

Stansted House is a two storey office building offering a range of cost-effective and flexible office suites ranging in size from 200 sq ft to 12,500 sq ft.

The building is located within Stansted Business Park on the northern side of the airport site and provides direct access from the A120 and M11.

As well as offering extensive on-site car parking Stansted House benefits from a complimentary shuttle bus, which provides a frequent service to and from the main airport terminal.

So, if your business is looking to move to a well located business destination that offers great value for money, choose London Stansted Airport.

- OFFICE SPACE FOR 2 – 100 PEOPLE
- SOLID FLOORS & PERIMETER TRUNKING
- SUSPENDED CEILINGS
- CAT II RECESSED LIGHTING
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WINDOW BLINDS
- ON SITE CAR PARKING (1:125 SQ FT)
- 24 HOUR ACCESS
- EPC RATING: C/66



# Proven Track Record

## **An on-site team that understands property, inside and out...**

MAG Property is the property and development arm of MAG, the largest UK owned airport operator. Our extensive mixed-use commercial portfolio comprises over 250 properties across four international airports: London Stansted, Manchester, East Midlands and Bournemouth.

This ownership means we can offer a choice of property solutions to let; as well as being able to deliver the design and build of hotels, offices, hangars and logistics space.

Our property know-how is reinforced by a promise to deliver world-class service to our 1,000 strong customer base, which includes: DHL, Kuehne+Nagel, SCA, Handelsbanken, Radisson, Menzies, Etihad, American Airlines, Emirates, Singapore Airlines, Ryanair and easyJet.

It's this track record and experience that guarantees your office space at London Stansted will be delivered and proactively managed by an on-site team that understands property, inside and out.



## Current Availability



## More information

For more information about how MAG Property can help you and your business locate at London Stansted Airport, please contact Matt Brazier on any of the enclosed details.

We'd be delighted to learn more about your requirements.

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