



Part 3rd Floor, FOUR LONGW4LK, Stockley Park, Heathrow, UB11 1FE

TO LET

Fully Fitted Offices on One of Europe's
Premier Business Parks

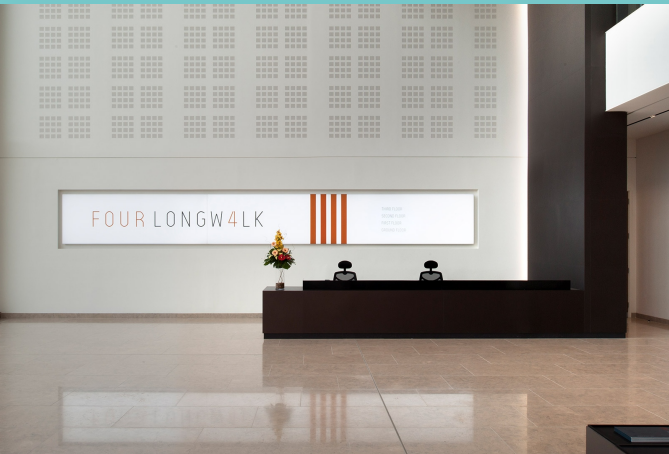
**11,187 Sq Ft
(1,039 Sq M)**

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DESCRIPTION

A brilliant opportunity to acquire fully fitted Grade A offices on the 3rd floor of a striking headquarters building on one of Europe's premier business parks. FOUR LONGW4LK has exceptional prominence, unrivalled ESG credentials, fantastic connectivity and end of journey facilities. Stockley Park benefits from extensive landscaped parkland and lakes, as well as the impressive collection of on park amenities including restaurants, gyms, cafes and hotels.

- ✔ Striking triple height reception and atrium
- ✔ Private terrace with views over the lake
- ✔ LED Lighting and 4 Pipe Fan Coil Air Conditioning
- ✔ 39 car parking spaces (1:287 sq ft)
- ✔ BREEAM Excellent and EPC A
- ✔ Best in class end of journey facilities (cycle/showers)



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LOCATION

Stockley Park has excellent transport connections. A choice of rail services, extensive bus networks plus ample parking provide many ways to get to and from the Park. The arrival of Crossrail will enable occupiers to reach Bond Street in 20 minutes and Canary Wharf in 34 minutes from nearby Hayes & Harlington station. 4 services per hour run to Paddington and Heathrow.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
3rd Floor	11,187	1,039
Total	11,187	1,039

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

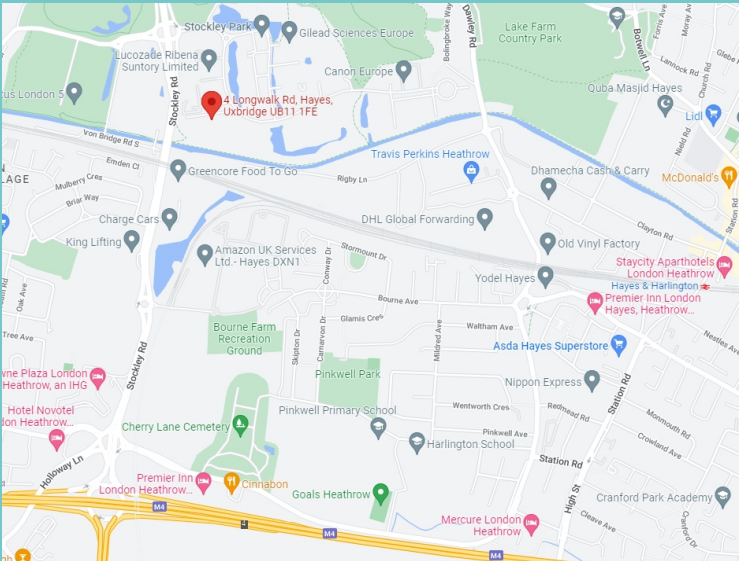
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

TERMS

A sublease is available until 03/05/2026, alternatively a new lease direct from the landlord for a longer term may be available (subject to negotiation).

EPC A (23)



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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