



1 roundwood

avenue

3,850 sq ft Fully Fitted suite
3,850 – 23,200 sq ft Grade A offices

Stockley Park Heathrow UB11 1AF



1 roundwood avenue



Description

Stockley Park is a premier business location that benefits from excellent transport connectivity and amenity, as well as unique parkland, lakes and landscape areas.

1 Roundwood Avenue is a modern two-storey office building with a prominent, front of park position overlooking one of the many lakes.

Available accommodation includes a fully fitted suite of 3,850 sq ft on the part first floor which is ready for immediate occupation.

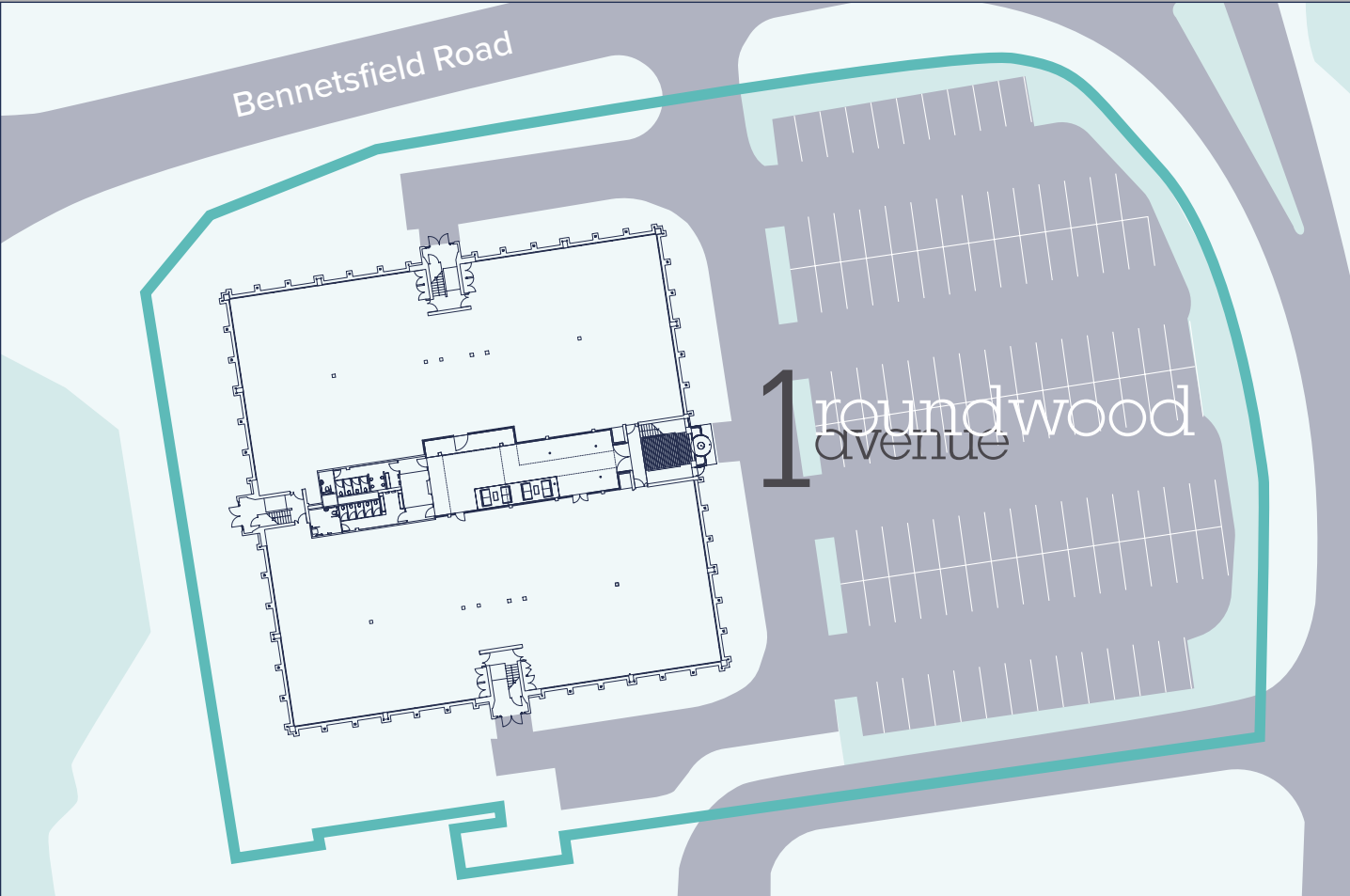
The remaining space consists of Grade A space from 3,850 to 19,364 over ground and part first floor.



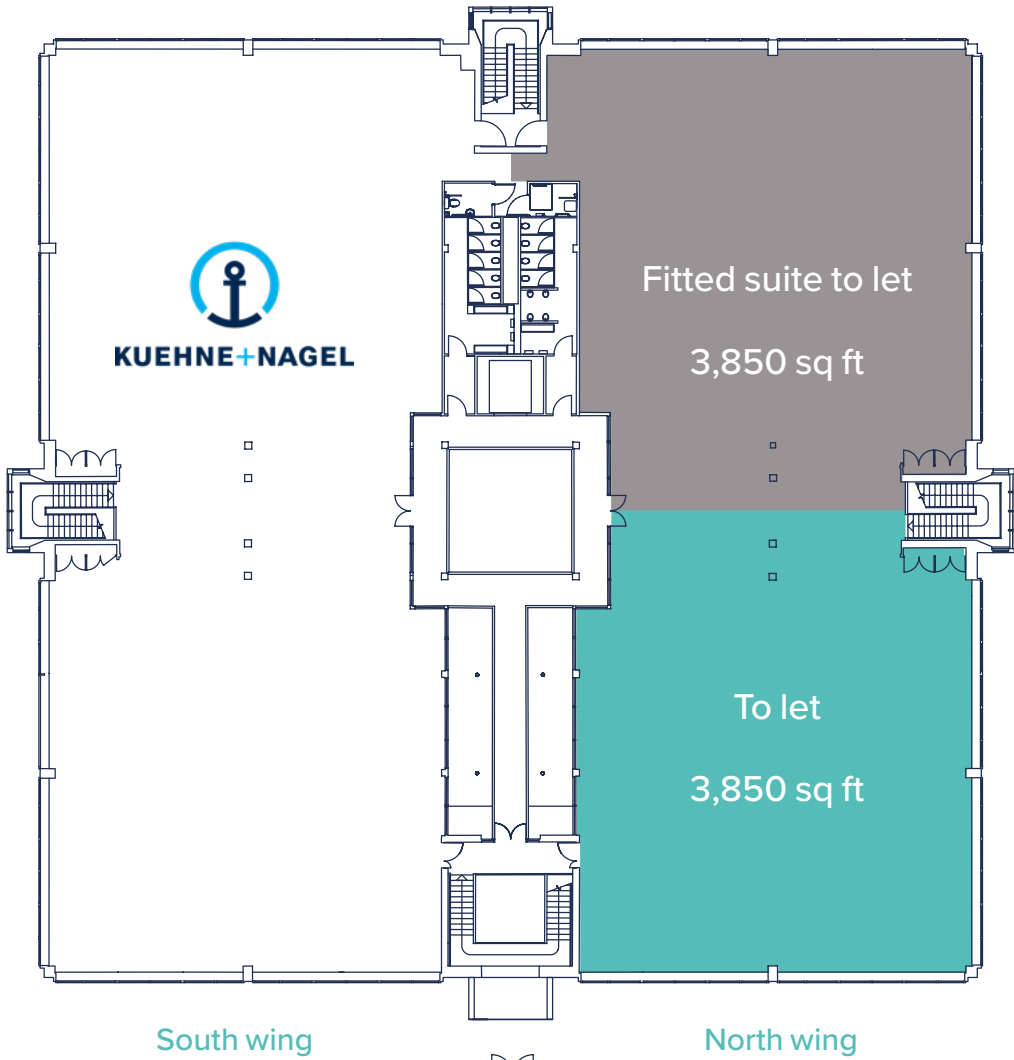
Availability

Accommodation	sq ft	sq m
First floor north wing	3,850	358
First floor north wing (fitted)	3,850	358
Ground floor south wing	7,809	725
Ground floor north wing*	7,705	716
Total	23,214	2,157

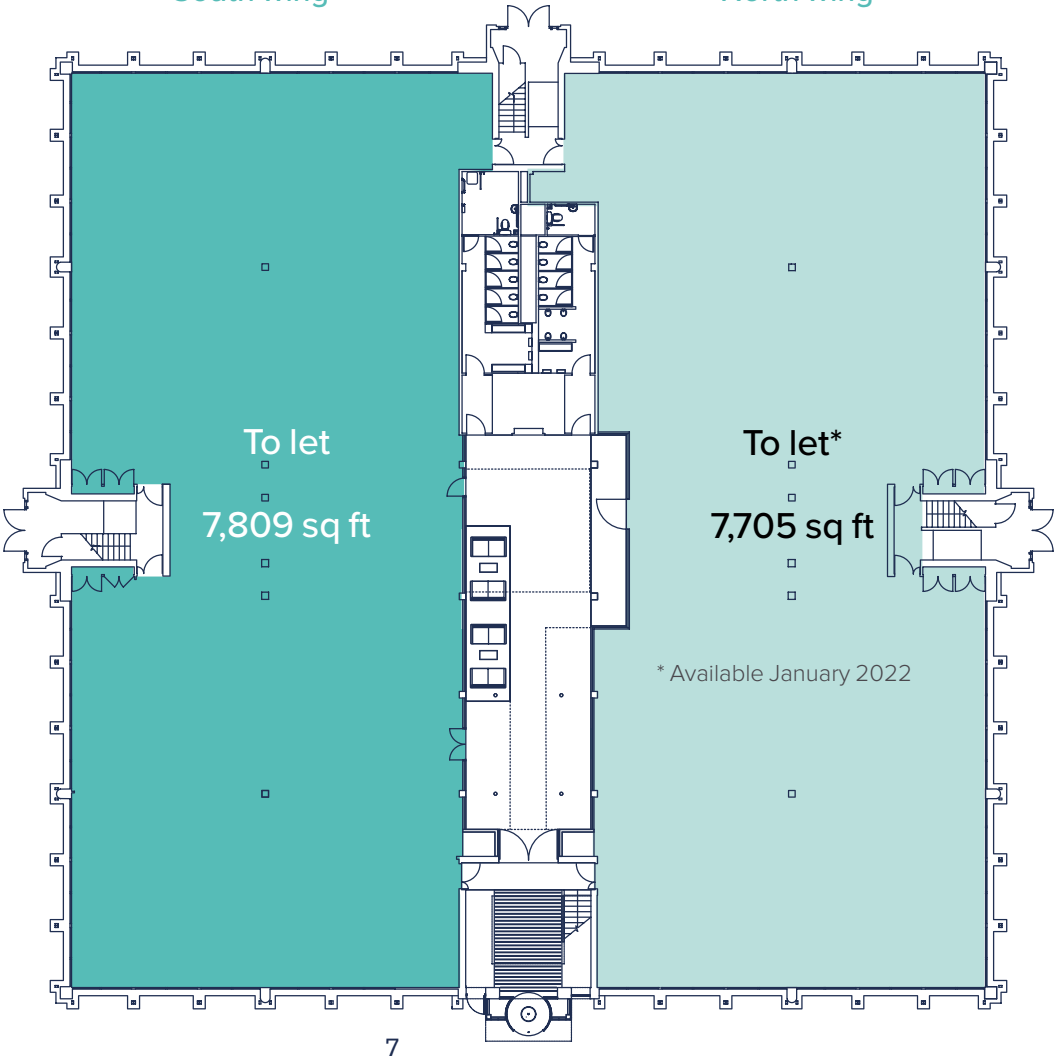
* Available January 2022



First floor



Ground floor



Grade A specification



VRF air conditioning



Perforated metal tile
suspended ceilings



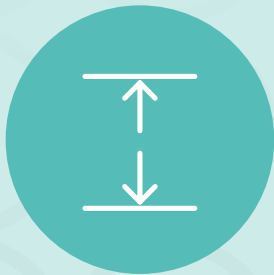
New LED lighting



Fully accessible
raised floors



Open plan office
accommodation



Floor to ceiling
height of 2.7 m



Efficient column-
free floor plates



Full redecoration
and new carpeting



Double height
reception



1 x 20 person
(1,500 kg lift)



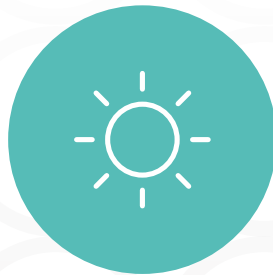
New male, female
and disabled WC



Shower
facilities



EPC rating
of B (28)



Excellent
natural light



Views overlooking
the lake



Parking ratio
1:251 sq ft

Fully Fitted suite – 3,850 sq ft



VRF air conditioning



Fully furnished



Plug & play



New LED lighting



Raised floor



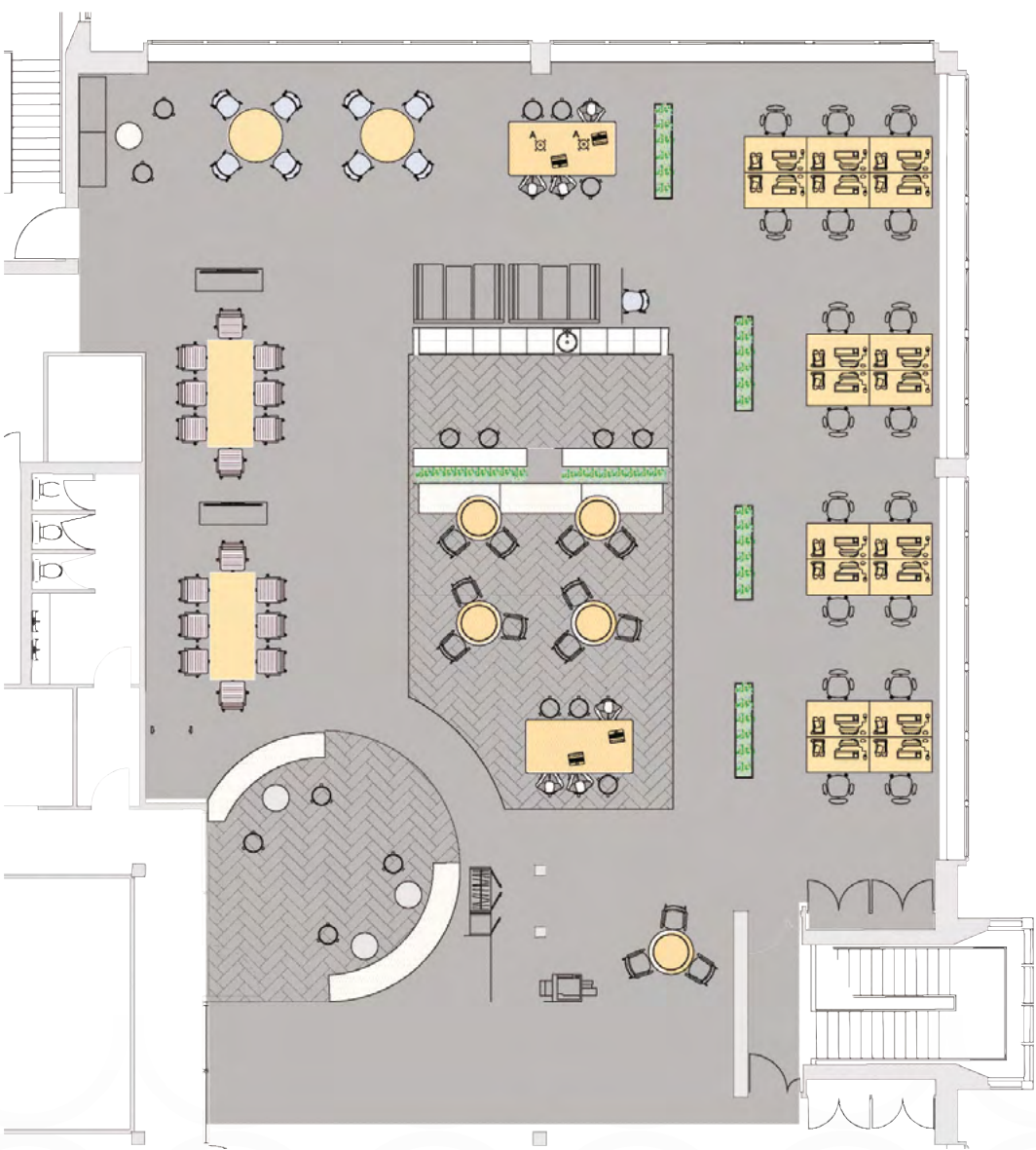
Showers



3 meeting rooms



Parking ratio 1:251



Part first floor north wing



Stockley Park – an exceptional setting

Just 16 miles west of London and next to one of the world's busiest airports Stockley Park offers the perfect workplace environment for pioneering technology companies, global retail institutions and pharmaceutical giants.

The mature, landscaped setting is exceptional. Close proximity to the motorway, national rail and underground networks plus a comprehensive bus service and nearby Heathrow Airport provide easy access for national and international travel.



HAYES & HARLINGTON
Elizabeth Line 10 min bus
ride from Stockley Park



**HEATHROW
AIRPORT**
5 min drive



M4 JUNCTION 4
4 min drive



M25 JUNCTION 15
5 min drive

1 roundwood
avenue

THE ARENA

Amenity and Activity aplenty

Stockley Park offers a full range of first class amenities, with restaurants, coffee shops, bars, shopping and a health club local to the business park.

1 Roundwood Avenue is situated next to The Arena, with a Nuffield Health Fitness & Wellbeing Gym with a 25m indoor pool, creche and cafe. There is also a Costa Coffee, Greggs, Subway and WH Smith and a new Travelodge Plus hotel will open in 2020.

The business park adjoins a premier golf course and a country park providing over 160 acres of easy access open space. The landscaped, natural surroundings, lakes and wildlife all contribute to a healthy relaxed environment.

Stockley Park has a wide-ranging work-life enrichment programme including workouts, wellness lunches, street food and social events.

www.stockleypark.co.uk/news-events



Connections

Road

J4 of the M4 is located just 1.5 miles south of the park providing fast access to London to the East and the M25 less than 3 miles from the park, to the west. The M40 is 5.5 miles to the north of the park.

M4 (Junction 4)	1.5 miles
M25 (Junction 15)	3 miles
M40 (Junction 1)	5.5 miles
Heathrow	3.5 miles
Central London	22 miles
Gatwick	42 miles

Bus

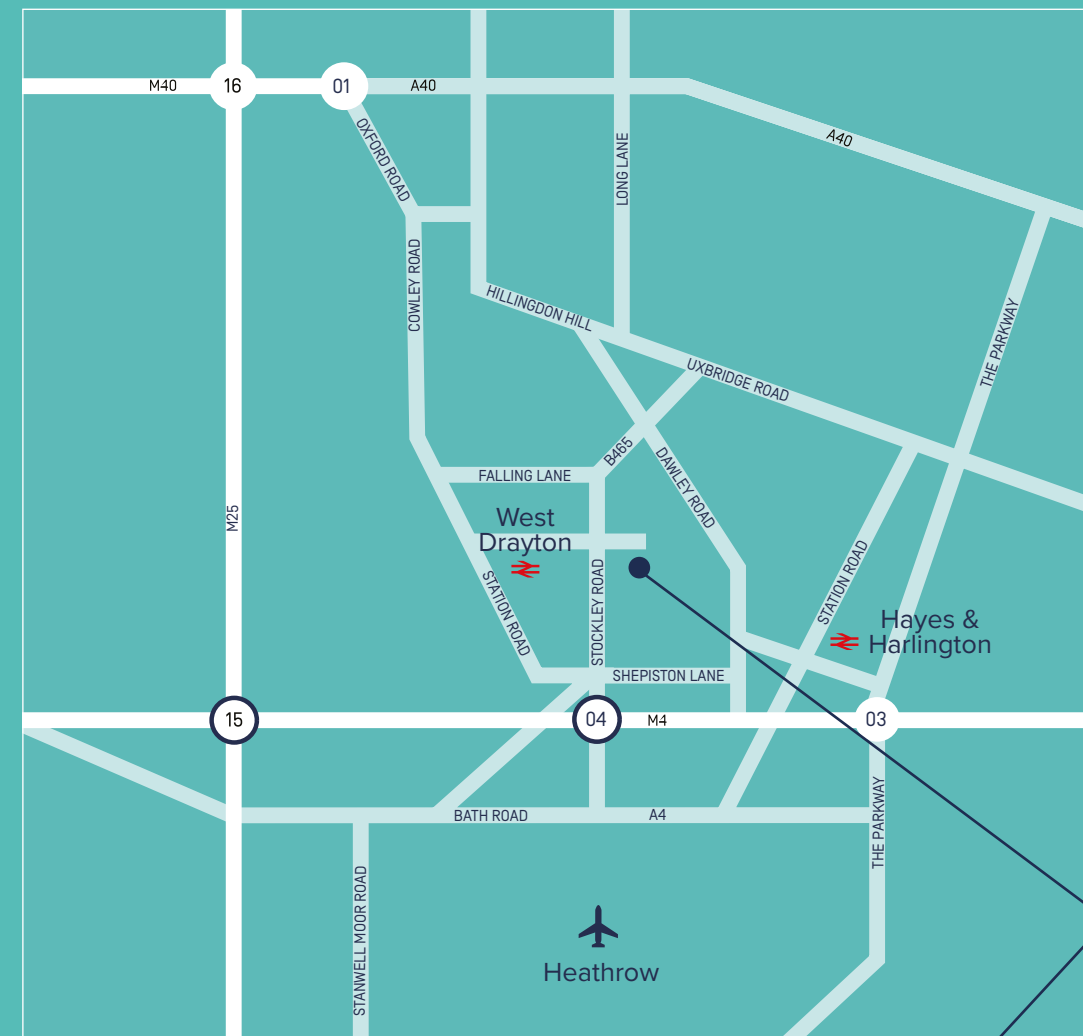
A shuttle service operates between the Park and Hayes & Harlington station.

The A10 Heathrow Fast from Heathrow Airport Central Bus Station to Stockley Park operates every 15 minutes during peak time.

The 350 bus is a dedicated transfer service that serves the park and links West Drayton and Hayes & Harlington stations (every 15 minutes). The route extends to Heathrow Airport, Terminal 5.

The local U5 bus runs every 15 minutes during the day and 30 minutes during the evening, linking Hayes & Harlington, West Drayton and Uxbridge

Heathrow	10 mins
West Drayton	5 mins
Hayes & Harlington	7 mins
Uxbridge	32 mins



1 roundwood
avenue
Stockley Park

SAT NAV: UB11 1AF



Train

West Drayton and Hayes & Harlington Stations both serve London Paddington and provide fast links to the rest of the National Rail network via Reading.

Access to the Underground system (Central and District Lines) can be made at Ealing Broadway, an 8 minute train journey from Hayes & Harlington.

From West Drayton

Slough	5 mins
Heathrow Terminal 5	10 mins

From Hayes & Harlington

Paddington	18 mins
Tottenham Court Road	35 mins
Liverpool Street	44 mins

Source: Trainline

Underground

Uxbridge station provides access to the Northern arm of the Piccadilly and Metropolitan Line. The Southern arm of the Piccadilly Line runs to Heathrow (Terminal 4 and Central): Stockley Park is linked by the A10 from Heathrow Central.

The Elizabeth Line

Stockley Park will benefit from two Elizabeth Line stations within 1.5 miles, West Drayton to the West and Hayes and Harlington to the east. Hayes & Harlington will provide 10 Elizabeth Line services an hour at peak times, with 8 services at off peak times.

From West Drayton

Slough	6 mins
Heathrow Terminal 5	16 mins
Reading	30 mins

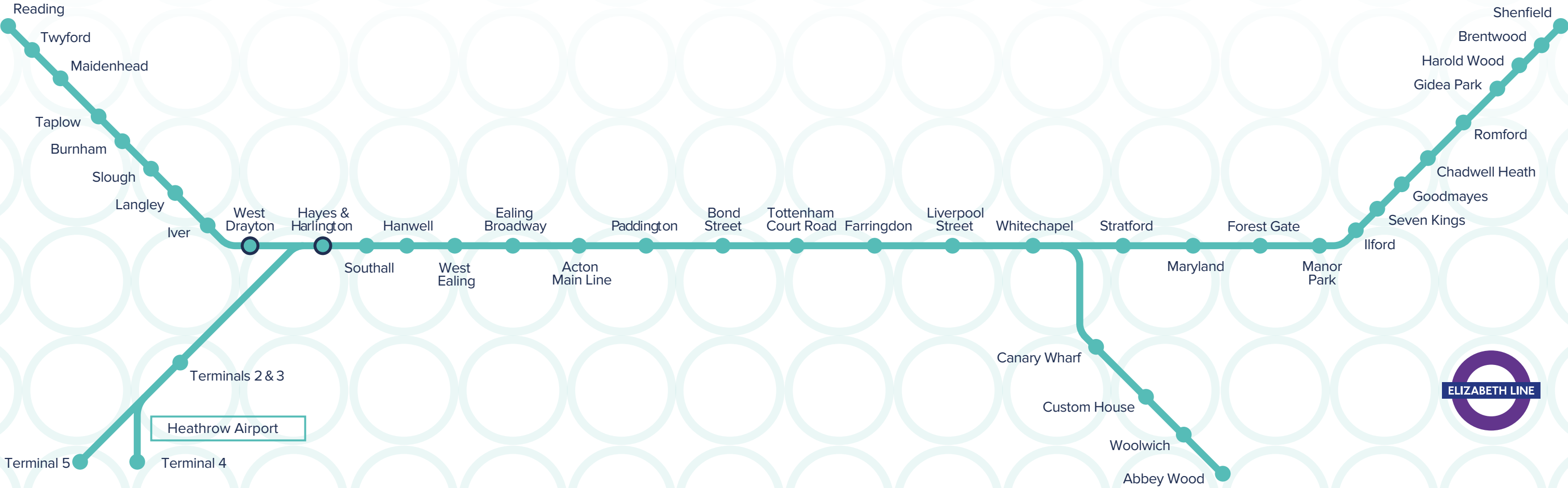
From Hayes & Harlington

Paddington	17 mins
Tottenham Court Road	22 mins
Liverpool Street	27 mins

Source: Crossrail

Air

Stockley Park is ideally located for access from Heathrow airport. Terminals 1, 2, 3 and 5 are less than 10 minutes away by car, whilst Terminal 4 can be accessed within 15 minutes.





**BNP PARIBAS
REAL ESTATE**

Freddie Bird

0207 338 4189

07909 860965

freddie.bird@realestate.bnpparibas

Ed Smith

0207 318 5136

07836 656538

edward.smith@realestate.bnpparibas

realestate.bnpparibas.co.uk



**HOLLIS
HOCKLEY**

Rhodri Shaw

0118 968 0650

07768 448211

rhodri.shaw@hollishockley.co.uk

Chris Barrs

01252 545 848

07779 010 839

chris.barrs@hollishockley.co.uk

hollishockley.co.uk

BNP Paribas Real Estate and Hollis Hockley, for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither BNP Paribas Real Estate nor Hollis Hockley, nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. October 2021.