

Three Roundwood

STOCKLEY PARK

3,982 sq ft – 30,691 sq ft



‘NEW BUILD’ SHOULD BE A DIRTY WORD

Refurbished and redesigned workspace, offering
a range of suites from 3,982 sq ft to 30,691 sq ft

SAME & DIFFERENT

The original, only better.

One of the most established business parks in Europe, Stockley Park has been home to numerous companies across a wide range of sectors. Refurbished and distinctive, with activated space to strengthen community-building, the park is accessible to all business sizes.

We encourage taking time for physical, mental and social wellbeing, offering 88 acres dotted with lakes and 140,000 trees along with amenities like jogging and cycle paths, a Think-Tank meeting pod, picnic tables and street-food vendors.



Generous reception area providing touch down spaces and banquette seating zones.



Casual break-out areas



Private booths



Casual break-out areas

AT THE HEART OF THINGS

Offering an Event Space and Communal 1,254 sq ft
Business Lounge with access for all

ACCESSIBLE TO ALL SIZES OF BUSINESS

These high quality refurbished suites have been designed with flexibility in mind and can be conjoined as necessary. Big is not always better and the quality of the suites combined with the thoughtfully designed business lounge will provide SMEs as well as established larger business the right space to thrive.







Shower facilities



Changing rooms plus a 'fluffy towel' service



TAKE A WALK ON THE WILD SIDE



IN NUMBERS

140

Thousand
trees and dotted
with lakes

10

Lakes stocked
with carp, golden
orfe and goldfish

7

Awarded with a
Green Flag 7 years
in a row

2

Elizabeth Line
stations in close
proximity

75%

Less energy used
from LED light
bulbs

37

Opened 37 years
ago by The Prince
of Wales

15

Minutes from
Heathrow Airport

88

Acres of award
winning parks

100%

Of garden waste
is recycled

23

Breeding bird
species



360 degrees of green



Quayside

Stockley Park boasts 88 acres of beautiful Grade II listed parks and gardens, replete with several lakes and 140,000 trees. The space has been thoughtfully augmented with features to boost wellbeing, from jogging and cycle paths to picnic tables and street food traders - there's even a Think-Tank meeting pod.

DESIGNED TO LAY DOWN ROOTS



Think Tank



Golf



The Set



Fitness classes



Open air cinema

OVER 100 EVENTS PER YEAR



Food festival



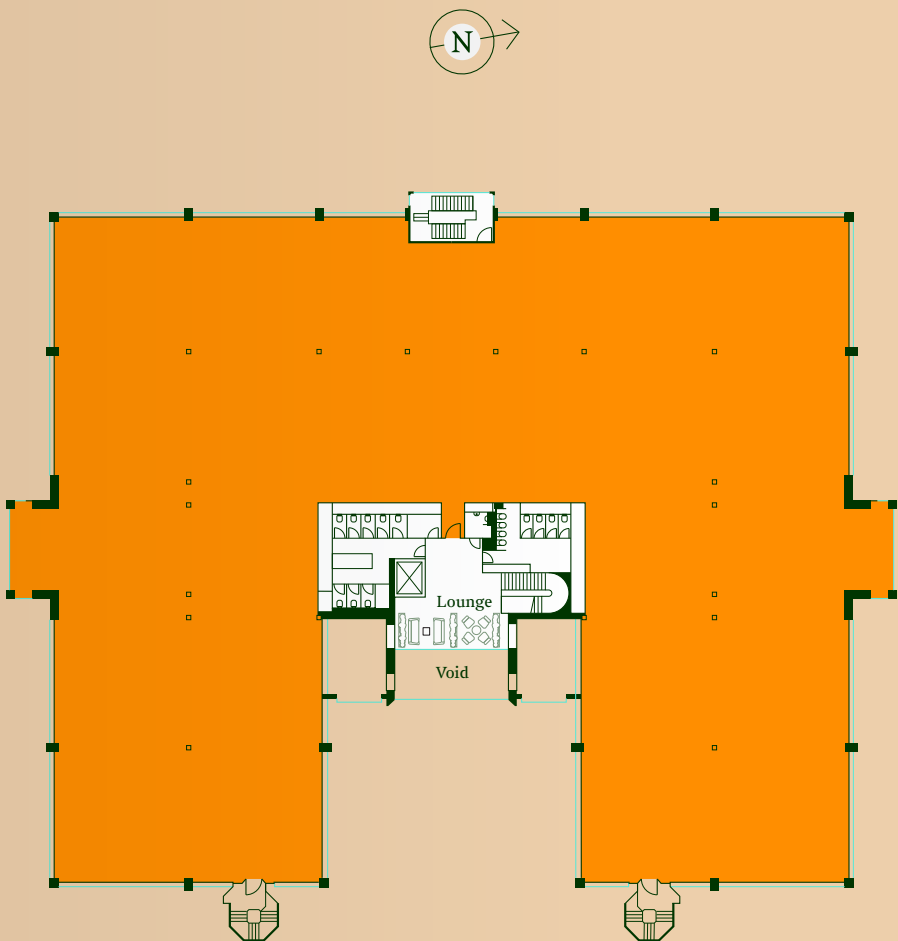
Communal Table Tennis

A varied and wide-ranging enlivenment programme runs year-round, combining seasonal activities with regular events to offer boundless opportunities for run, learning, relaxation and social engagement. It's easy to join up using the Stockley Portal.

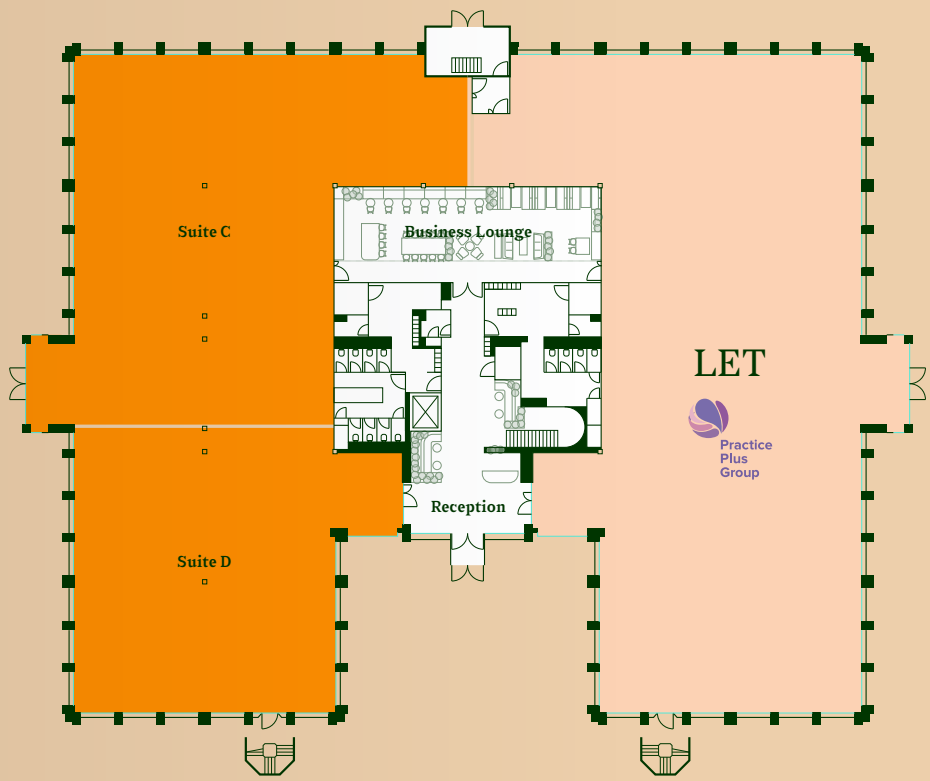
SCHEDULE OF AREAS

Floor	sq ft
First Floor Office Total	20,880
Ground Floor Office Total	9,811
Suite C	5,829
Suite D	3,982
Business Lounge	1,254
Office Total	30,691

First Floor
20,880 sq ft



Ground Floor
9,811 sq ft





After an extensive search,
we chose 3 Roundwood Avenue for
its accessibility, modern facilities,
and connection to nature—creating
an ideal environment for our 24/7
urgent care services.

Kevin Brown, Service Director – Practice Plus Group

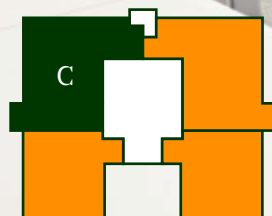




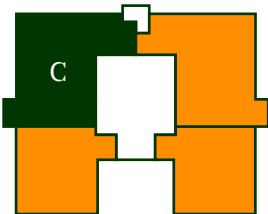
GROUND FLOOR

SUITE C

5,829 sq ft



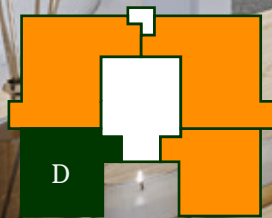
GROUND FLOOR
SUITE C
5,829 sq ft



GROUND FLOOR

SUITE D

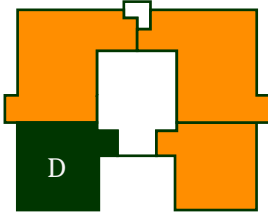
3,982 sq ft



GROUND FLOOR

SUITE D

3,982 sq ft



ESTABLISHED BUT ALWAYS CHANGING.

* EPC Rating B



Communal 1,254 sq ft
Business Lounge
with beverage offering



Generous reception area
providing touch down spaces
and banquette seating zones



Concierge service provided
within reception, including
numerous building events



Building is in a lakeside
location set within Grade II
listed parks and gardens



Communal outdoor breakout
space with landscaping



Awarded the Wildlife
Trusts Biodiversity
Benchmark Award



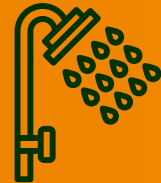
Parking ratio of 1:283 sq ft



EV charging spaces
provided by dual electrical
charging points



38 secure cycle spaces,
including hub for basic
maintenance



5 showers in total, with basic
provisions as standard



48 lockers, providing ample
space to prepare for the
day ahead



LED street lights fitted across
all estate roads reducing
energy consumption by 75%

PLANE & SIMPLE

Only 15 mins from Heathrow, with access
to central London in under 40 mins

3 TFL BUS ROUTES
AND FREE SHUTTLE
BUSES TO NATIONAL
RAIL SERVICES

7 MINUTES –
BUS EVERY 12 MINUTES

TO HAYES AND
HARLINGTON STATION

11 MINUTES

TO HEATHROW
INTERNATIONAL
AIRPORT

19 MINUTES

INTO CENTRAL
LONDON VIA THE
ELIZABETH LINE

ELIZABETH
LINE

(VIA HAYES AND
HARLINGTON)



ON SITE

Park Management

- ## 1 Management & Security

Food and Drink

- 2 Quayside
- 3 Costa Coffee
- 4 Greggs
- 5 Subway
- 6 The Set
- 7 The Orangery

Accommodation

- ## 8 Travelodge

Fitness

- 9 Nuffield Health
- 10 Trim Trail

Recreational Areas

- 11 Science Corner
- 12 The Retreat
- 13 Turtle Mound Dock
- 14 The Squareabout
- 15 Boules Junction





Three Roundwood

STOCKLEY PARK

threeroundwood.com



Guy Parkes

gparkes@vailwilliams.com
07788 188 874

Andrew Baillie

abaillie@vailwilliams.com
07502 233 770



Kate Clark

kate.clark@jll.com
07802 789 702

Gabrielle Syson

gabrielle.syson@jll.com
07890 572 225

These particulars are not an offer or contract, nor part of one.
Any information given is entirely without responsibility. October 2025.