

1roundwood  
avenue

Stockley Park Heathrow UB11 1AF

3,917 – 19,431 sq ft  
of Grade A office space  
(Fully fitted turnkey solutions available)



# 1roundwood 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 Grade A space from 3,917 to 19,431 sq ft over ground and part first floors.

Fully fitted turnkey solutions are available.

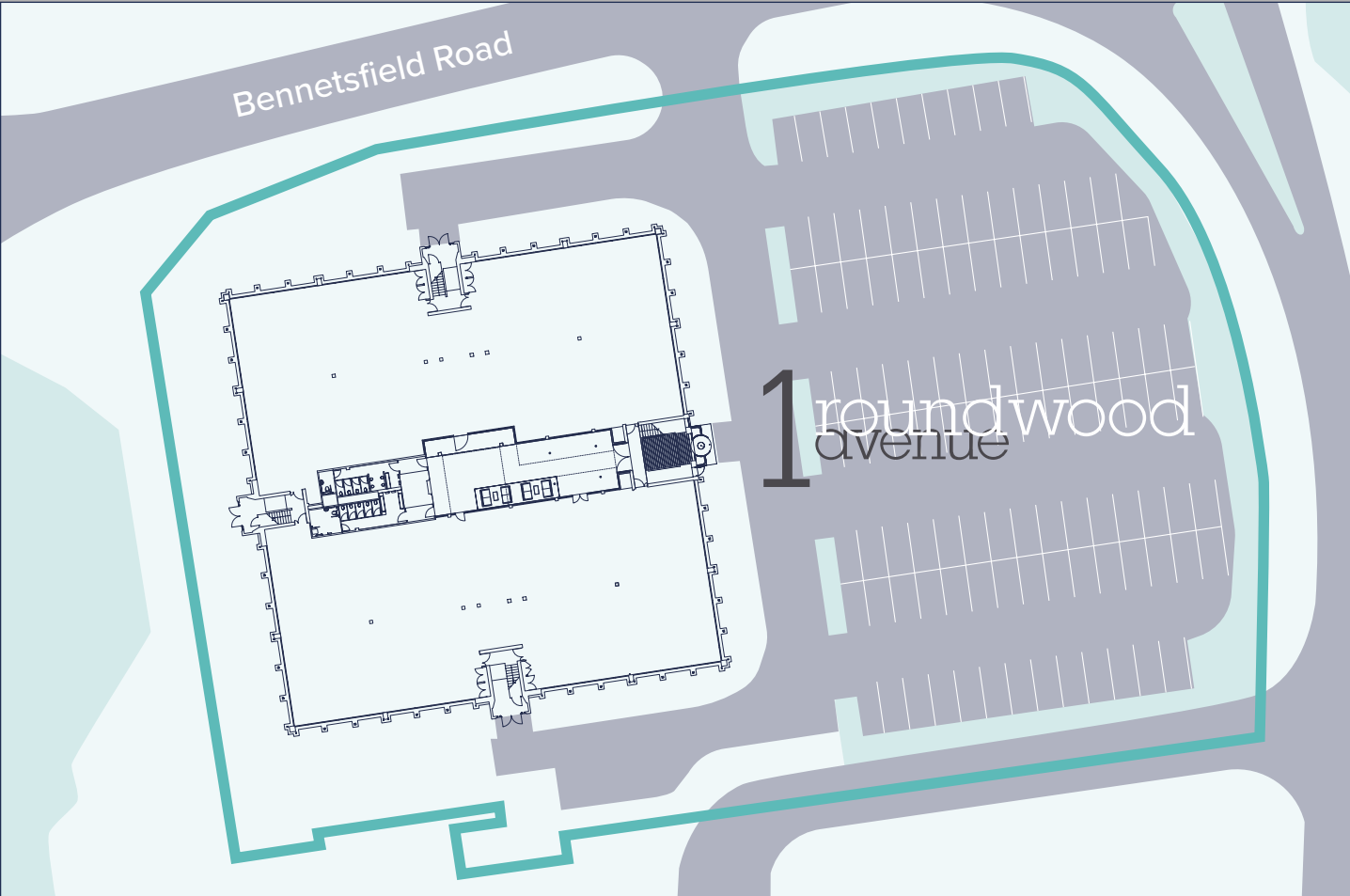


Indicative image of fitted space

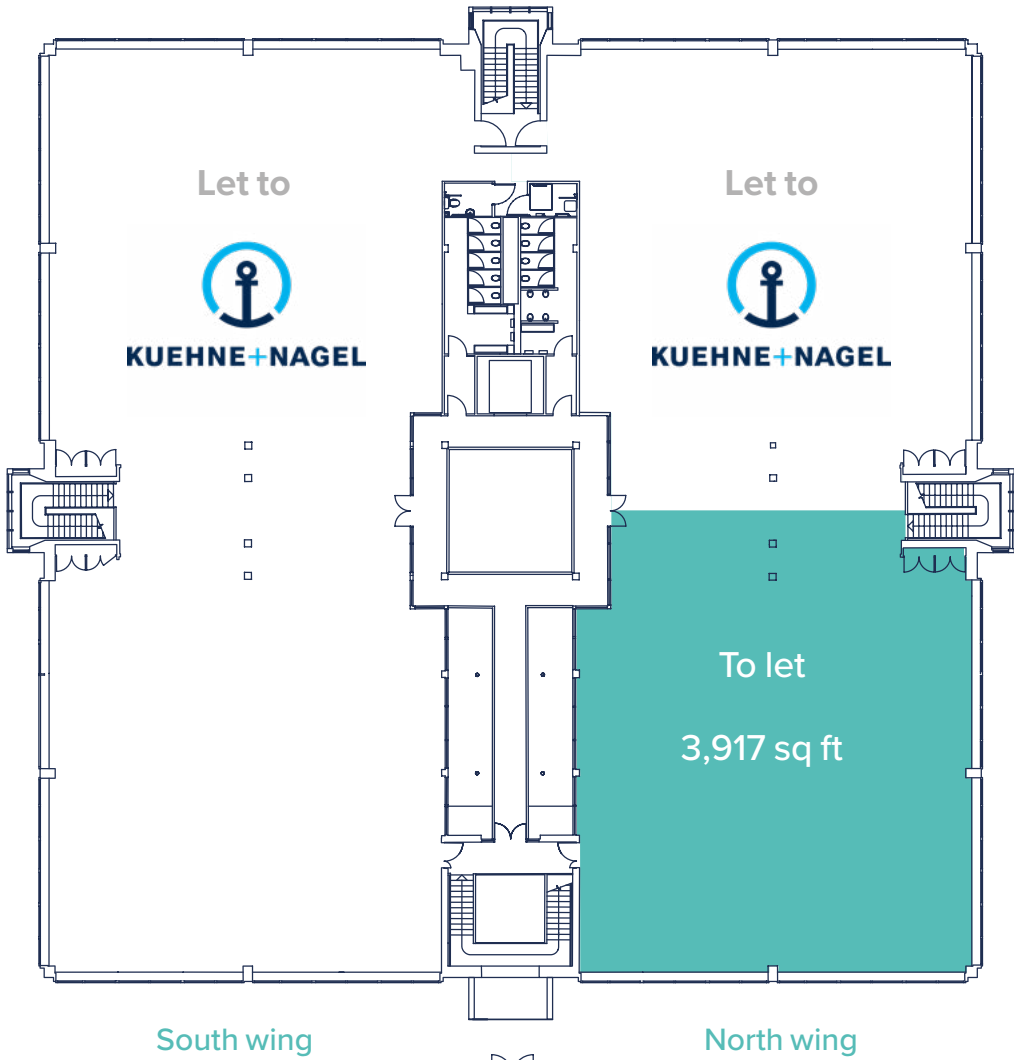


# Availability

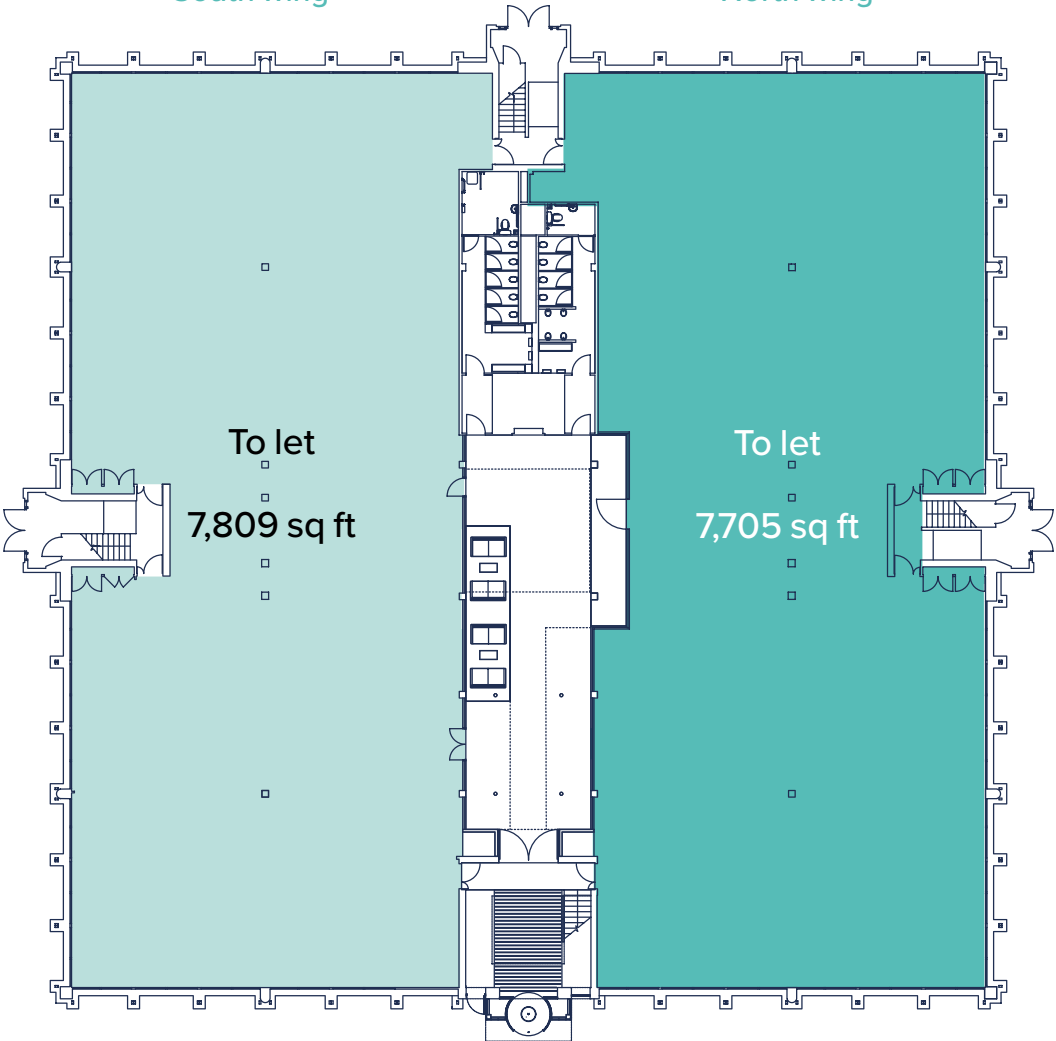
Accommodation	sq ft	sq m
Part first floor north wing	3,917	364
Ground floor north wing	7,705	716
Ground floor south wing	7,809	725
Total	19,431	1,805



First floor



Ground floor



# Grade A specification



Open plan office accommodation



Fully fitted turnkey options



Perforated metal tile suspended ceilings



VRF air conditioning



Shower facilities



Floor to ceiling height of 2.7 m



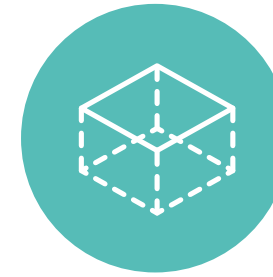
Efficient column-free floor plates



Full redecoration and new carpeting



New LED lighting



Fully accessible raised floors



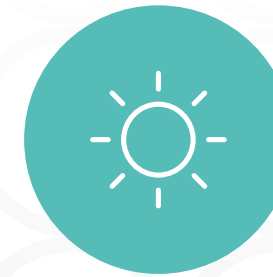
Double height reception



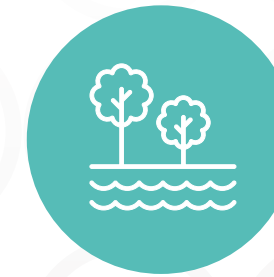
1 x 20 person (1,500 kg lift)



EPC rating of B (28)



Excellent natural light



Views overlooking the lake



Parking ratio 1:251 sq ft

# Fully fitted turnkey options available



Fully fitted and furnished



Plug & play



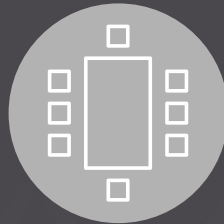
Kitchen & break out area



34 open plan desks



Informal meeting areas



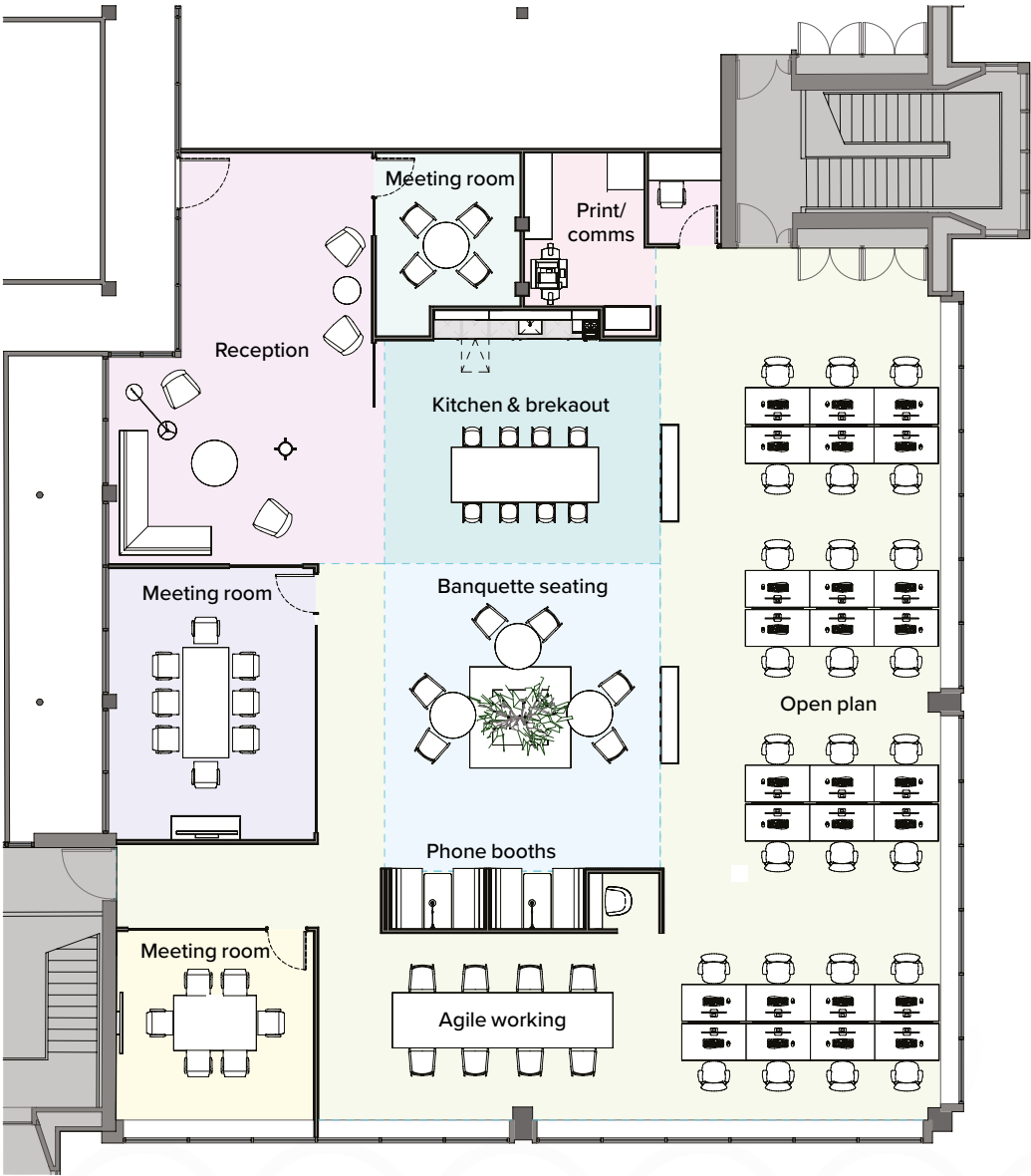
3 meeting rooms



Phone booths



Print/comms area



Indicative  
fitout specification  
and floorplan



Indicative image of fitted space



Indicative image of fitted space



# 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

# Stockley Park Heath & Wellbeing

Stockley Park estate has been recognised for its strategies to promote and encourage health & wellbeing, supporting occupier's physical, mental, and social health.



**2 Star Rating**

This fitwell award covers the common areas of the Stockley Park, entrances to all buildings and the car parks



Awarded to Stockley Park for the seventh year in a row, this is the benchmark international standard for publicly accessible parks and green spaces.



A series of Green Apple Awards acknowledge Stockley Park's commitment to Environmental Best Practice.



The Wildlife Trust's Biodiversity Benchmark applauds the landscaping management report which is at the centre of all projects that support the park's biodiversity.



Shortlisted for a 2023 landscaping and sustainability award.



# 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.

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](http://www.stockleypark.co.uk/news-events)



Travelodge



COSTA  
COFFEE

GREGGS

SUBWAY

WHSmith





# 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

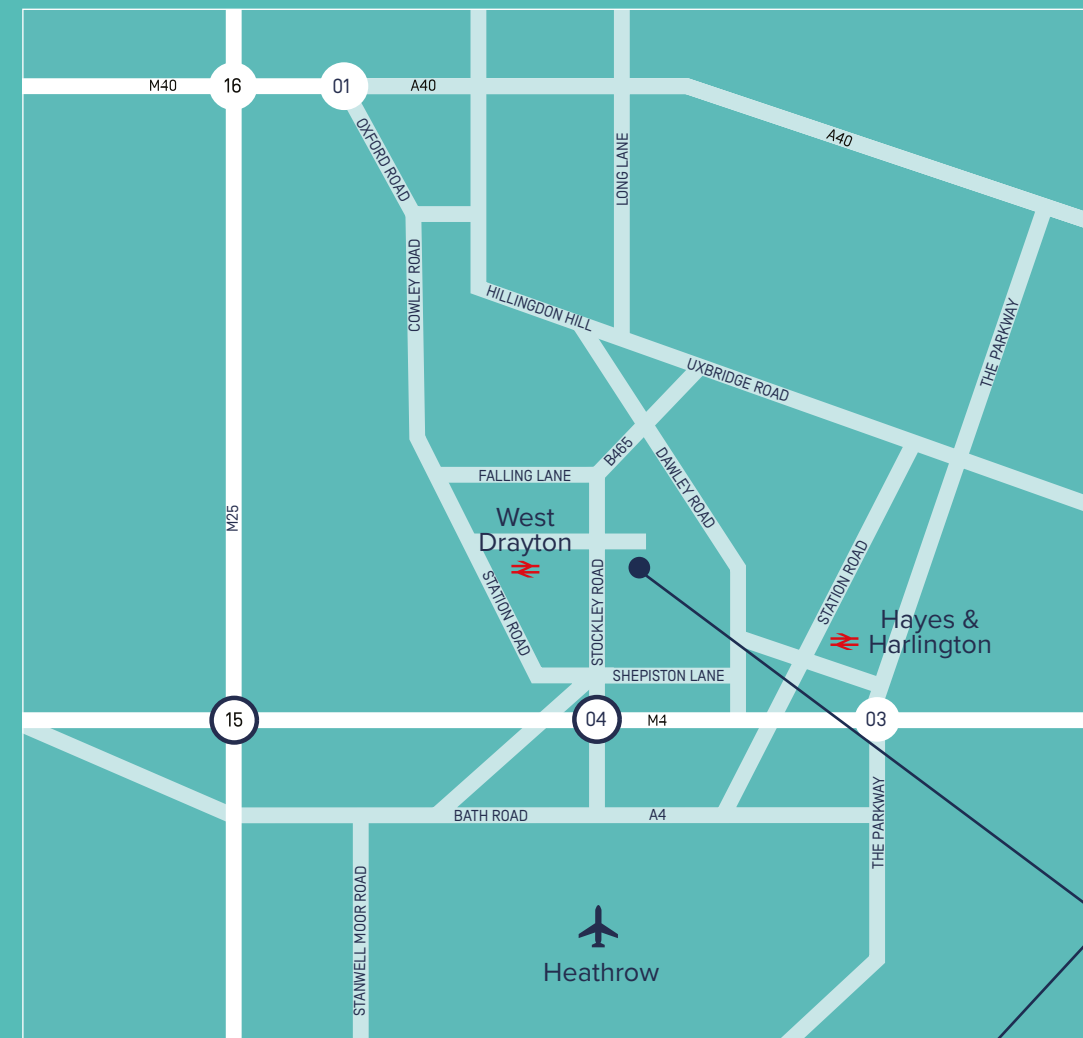
A shuttle service operates between the Park and Hayes & Harlington station.

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 benefits from two Elizabeth Line stations within 1.5 miles, West Drayton to the West and Hayes and Harlington to the east. Hayes & Harlington provides 8 Elizabeth Line services an hour at peak times, with 6 services at off peak times.

From West Drayton

Slough	6 mins
Heathrow Terminal 5	16 mins
Reading	30 mins

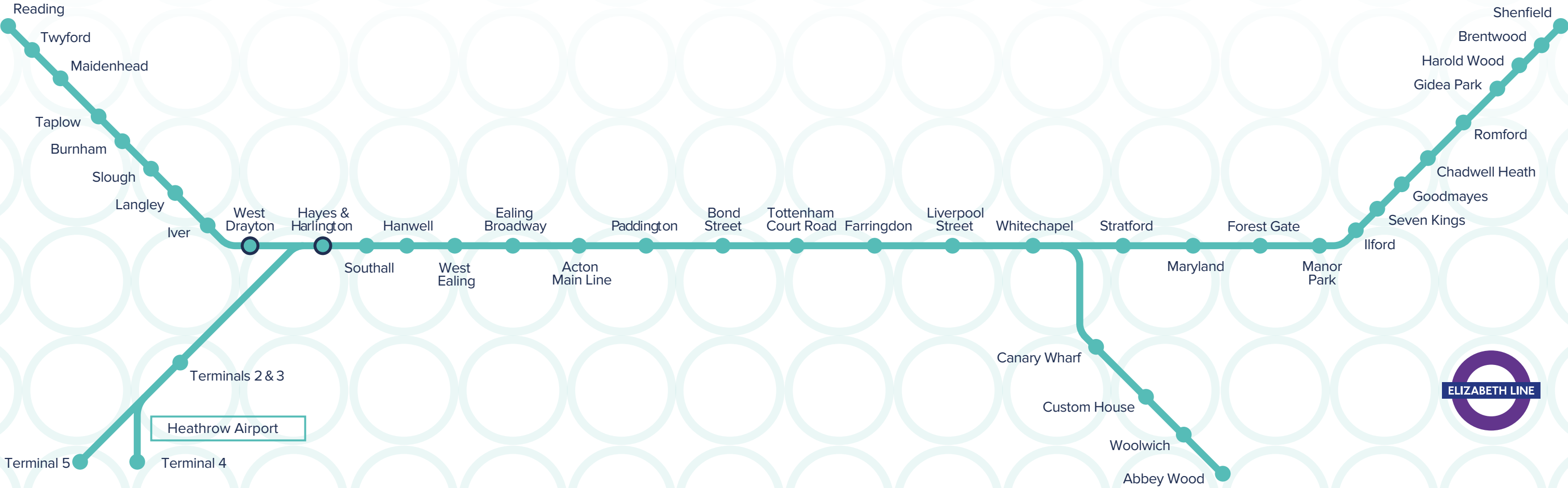
From Hayes & Harlington

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

Source: TFL

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**

**Rebecca Hewitt**

07776 636 539

rebecca.hewitt@realestate.bnpparibas

**Ed Smith**

0207 318 5136

07836 656538

edward.smith@realestate.bnpparibas

[realestate.bnpparibas.co.uk](https://realestate.bnpparibas.co.uk)



**HOLLIS  
HOCKLEY**

**Rhodri Shaw**

0118 968 0650

07768 448211

rhodri.shaw@hollishockley.co.uk

**Chris Barrs**

01252 545 848

07779 010839

chris.barrs@hollishockley.co.uk

**Elizabeth Gray**

0118 968 0650

07712 815268

elizabeth.gray@hollishockley.co.uk

[hollishockley.co.uk](https://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. January 2024.