

Refurbished Self-Contained Office HQ

5,000 - 37,900 sq ft



ROUNDWOOD
AVENUE

STOCKLEY PARK | UB11 1AX

7 Roundwood Avenue is a landmark, self-contained office building providing fully refurbished Grade A space on the internationally recognised Stockley Park.



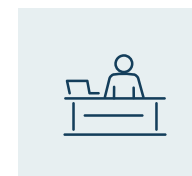
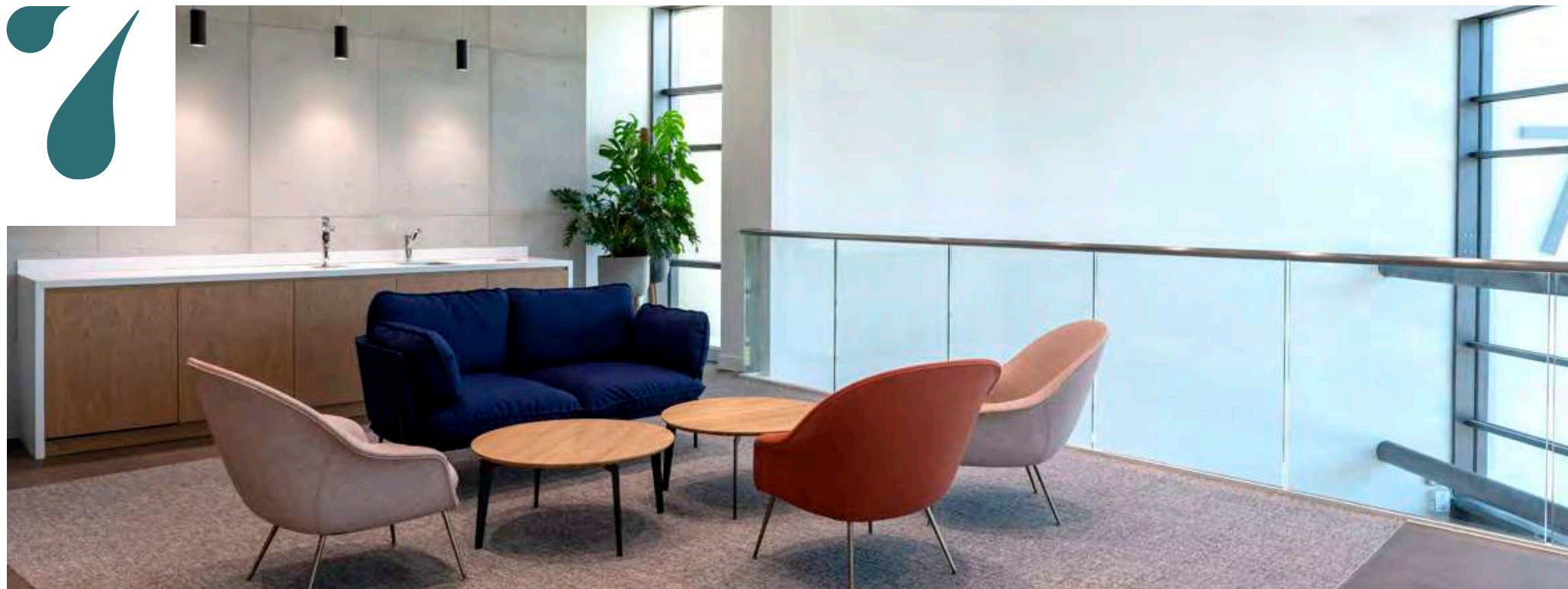




The building provides between 5,000 - 37,900 sq ft of office accommodation, which can be let in its entirety or as separate suites.

As well as upgraded shower facilities, new dedicated communal areas and breakout space on the first floor, 7 Roundwood Avenue also offers an impressive double height reception featuring a new statement staircase and a remodelled entrance. In addition, the building boasts a range of on-site parking facilities with covered cycle storage and 105 parking spaces including the provision for four electric car charging points. The building is also fibre connected with a Backbone Connect enabled fibre wayleave in place.

a landmark office building



New double height reception with feature staircase



New 10 person lift



Breakout and flexible workspace on the first floor



New energy efficient comfort cooling with PIR lighting



Designed for 1:8 sq m occupancy density



Remodelled WCs and 2 new showers



Backbone Connect enabled fibre wayleave in place



New drive in-and-out entrance



EPC - C (65)



105 (1:361 sq ft) parking spaces



Provision for four electric car charging points



Covered cycle bays

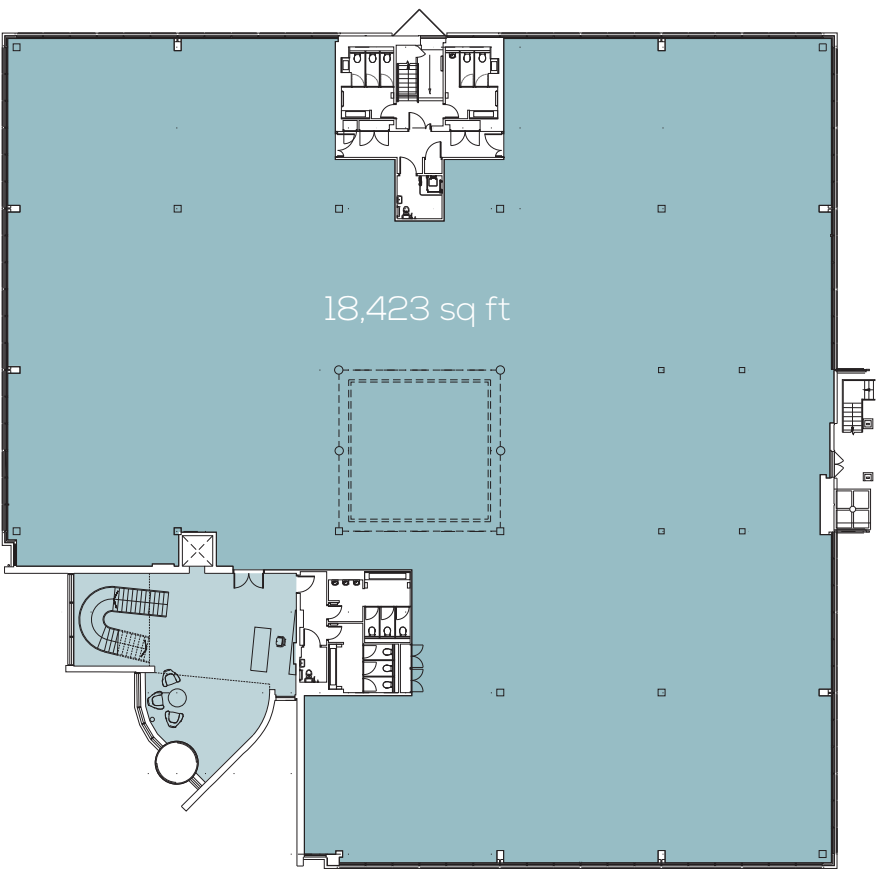
7 Roundwood Avenue features a contemporary and modern design, incorporating an abundance of natural light throughout to create a light and airy working environment for employees and guests alike.

grade A specification

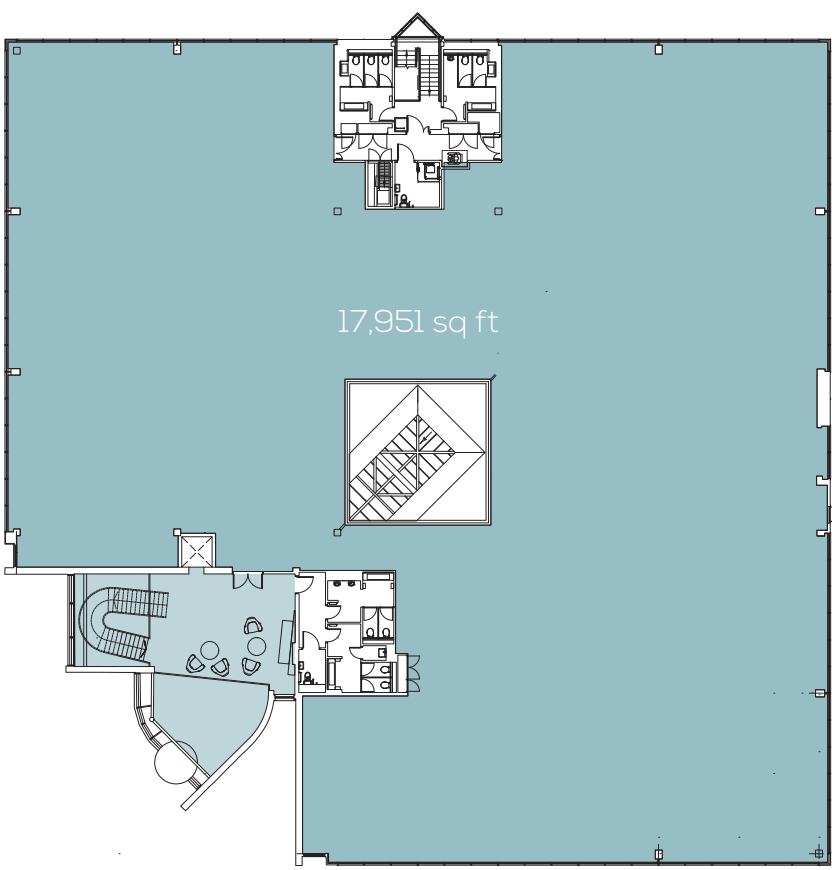


open-plan work space

Ground floor



First floor



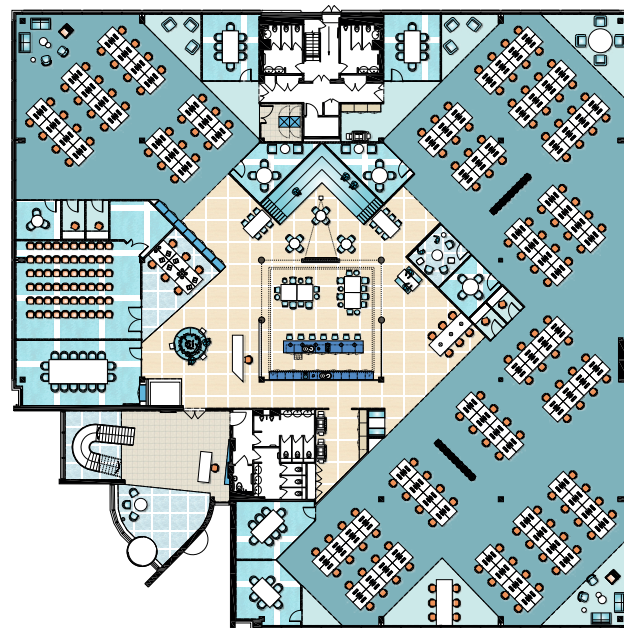
Availability

First Floor	sq ft	sq m
Office Area	17,951	1,668
Lounge	511	47
Ground Floor	sq ft	sq m
Office Area	18,423	1,711
Reception	1,015	94
Total	37,900	3,520



flexibility of space

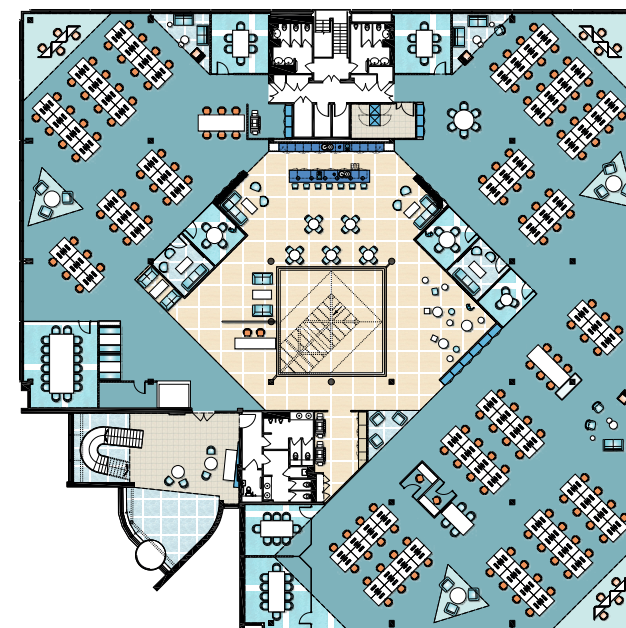
Ground floor - Option 1



■ Whole floor

- 160 x Open plan desks
- 6 x Hot desks
- 1 x Staff breakout area
- 1 x Town hall
- 1 x Executive boardroom
- 1 x Meet and greet area
- 1 x Training suite
- 1 x Furniture store
- 3 x 8 person meeting rooms
- 1 x 6 person meeting room
- 3 x 4 person meeting rooms
- 1 x Small meeting room
- 4 x Quiet rooms
- 2 x Discussion areas
- 3 x Informal meeting areas
- 1 x Creative area
- 2 x Touchdown area
- 1 x Booth
- 2 x Print area
- 1 x Comms area

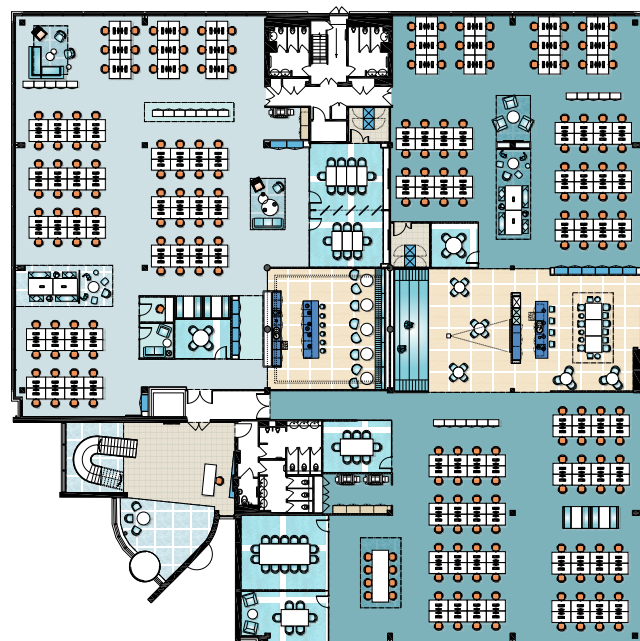
First floor - Option 1



■ Whole floor

- 138 x Open plan desks
- 1 x Executive boardroom
- 1 x 10 person meeting room
- 1 x 8 person meeting room
- 2 x 6 person meeting rooms
- 2 x 4 person meeting rooms
- 4 x Informal meeting areas
- 3 x Discussion areas
- 4 x Touchdown
- 1 x Small meeting room
- 1 x Staff breakout area
- 3 x Study booths
- 2 x Quiet areas
- 1 x Presentation zone
- 2 x Booth seating
- 2 x Print areas
- 1 x Comms room
- 1 x Storage cupboard

Ground floor - Option 2



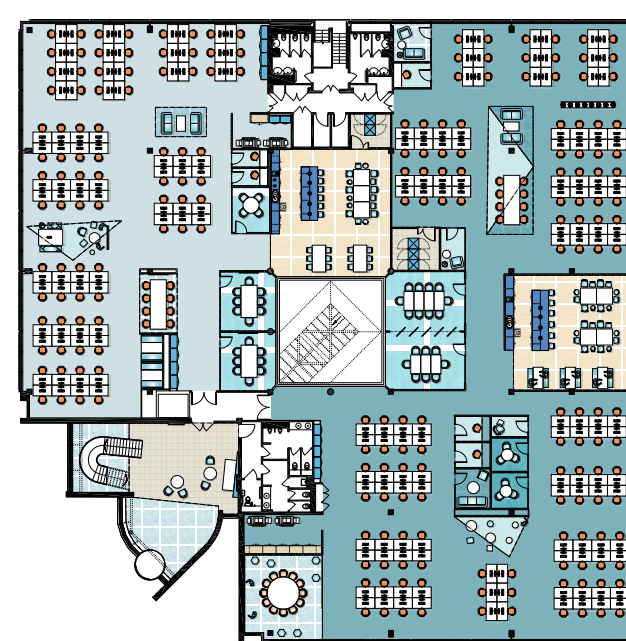
■ Suite A

- 82 x Open plan desks
- 1 x Staff breakout area
- 1 x Touchdown area
- 1 x Brainstorm area
- 1 x Informal meeting area
- 1 x 10 person meeting room
- 1 x 8 person meeting room
- 1 x 4 person meeting room
- 2 x Booth seating
- 2 x Quiet room
- 1 x 1:1 room
- 1 x Print area
- 1 x Comms area

■ Suite B

- 128 x Open plan desks
- 1 x Staff breakout area
- 2 x Touchdown area
- 1 x Executive meeting room
- 1 x 8 person meeting room
- 1 x 6 person meeting room
- 1 x 4 person meeting room
- 1 x Town hall space
- 2 x Booth seating
- 1 x Informal meeting area
- 1 x Print area
- 1 x Comms room

First floor - Option 2



■ Suite A

- 80 x Open plan desks
- 2 x 8 person meeting rooms
- 1 x Staff breakout area
- 1 x Brainstorm area
- 1 x Touchdown area
- 1 x Informal meeting area
- 1 x 4 person meeting room
- 2 x Quiet room
- 2 x Booths
- 1 x Print area
- 1 x Comms

■ Suite B

- 128 x Open plan desks
- 1 x 10 person training room
- 1 x 8 person training room
- 2 x Small meeting room
- 1 x Informal meeting area
- 1 x Informal meeting room
- 3 x Quiet rooms
- 1 x Brainstorm area
- 2 x Phone booths
- 1 x 1:1 room
- 1 x Scrum area
- 1 x Staff breakout area
- 1 x Print area
- 1 x Comms room



Internationally recognised business address



Already home to national and international businesses such as Apple, GlaxoSmithKline, Toshiba and IMG, Stockley Park offers the perfect environment for businesses looking for high quality space in an excellent location, close to Heathrow Airport.

Set within 150 acres of parkland, lakes and landscaped areas, tenants benefit from an extensive range of coffee shops, bars, restaurants, a health and fitness club and an on-site golf club located in the Arena Amenity Hub.

Stockley Park provides an ideal location for employees, which sets up a fantastic platform for future recruitment of the high class talent pool in the area.

Stockley Park is also home to a trim trail to provide a lunchtime exercise session, an on-site childcare facility which can cater for up to 100 children and a separate meeting room overlooking one of the picturesque lakes.

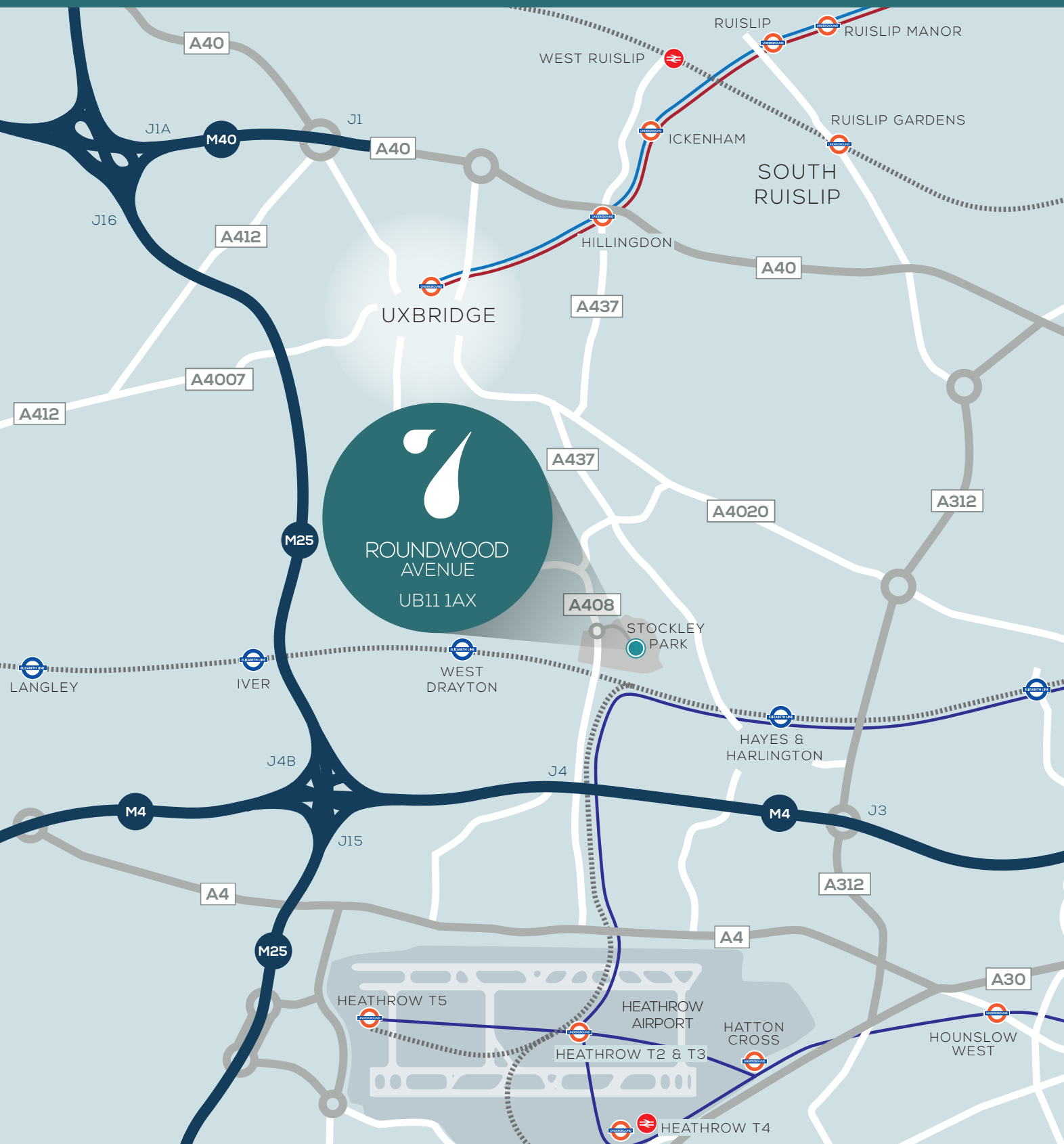
www.stockleypark.co.uk

Occupiers

- | | | |
|--|--|--------------------------------|
| 1. Hasbro UK / HikVision | 8. IMG | 16. K2M Inc / Kuehne + Nagel |
| 2. Mitsubishi / Canon / Samsonite | 9. IMG / Coats / Orega | 17. World Vision International |
| 3. Regus | 10. Marks & Spencer | 18. Gilead |
| 4. Canon | 11. Glaxosmithkline | 19. Spaces |
| 5. Sharp Electronics (UK) | 12. Lucozade Ribena / Suntory | 20. The Arena Amenity hub |
| 6. Apple (UK) Ltd | 13. Celgene | |
| 7. Alexion / Toshiba International /
Toshiba of Europe Ltd / Nobel
Biocare | 14. MSC Cruise Management (UK) Ltd | |
| | 15. Verifone / Cargo Logic
Management | |



heart of connectivity



7 Roundwood Avenue is 1.5 miles away from Junction 4 of the M4 and just 3 miles away from Junction 15 of the M25, offering excellent road links to Central London and the wider motorway network. For those travelling further afield, Heathrow Airport is just 3.5 miles away.

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



Hayes & Harlington and West Drayton Stations provide direct access to London Paddington and fast links via Reading Station to the wider national rail network.

	mins
Hayes & Harlington to Paddington	18
West Drayton to Paddington	22
London	21
Heathrow	12
Gatwick	1 hour 45



The U5 bus has 9 stops on Stockley Park with an exclusive access point through the rear of the park providing a direct link to Hayes & Harlington Station within 15 minutes.

	bus	mins
Heathrow Airport	350	20
Hayes & Harlington	U5	15
West Drayton	U5	20
Uxbridge	U5	35



	miles / mins
Hayes & Harlington station	1.4 / 8
West Drayton	1.6 / 8



	miles / mins
Hayes & Harlington station	1.4 / 30
West Drayton	1.6 / 32

The Grand union Canal Walk provides direct access from Stockley Park to both Elizabeth Line Stations



THE ELIZABETH LINE

Stockley Park will benefit from two Elizabeth Line stations within 1.5 miles, Hayes & Harlington and West Drayton with 10 rail services an hour at peak times and 8 at off peak times. The Elizabeth Line will provide access to Bond Street within 20 minutes and 27 minutes to Liverpool Street. The service is expected to be in operation in 2021.





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