

# Union Stockley Park



## Part first floor available - quality sustainable office space

Up to 17,075 sq ft of comprehensively refurbished, all electric office space with full height atrium and lakeside setting.

1 Furzeground Way  
Stockley Park  
UB11 1DS

Union is a sustainability-focused, all electric building powered by 100% renewable energy.

The building boasts one of the highest EPCs in the Thames Valley (EPC A-18) and has been designated Carbon Neutral Capable.

The part 1st floor remains available, with suites ranging from 6,700 sq ft up to 17,075 sq ft.



Our occupiers

**KEYENCE**

**HEIDELBERG**

**TELEDYNE**

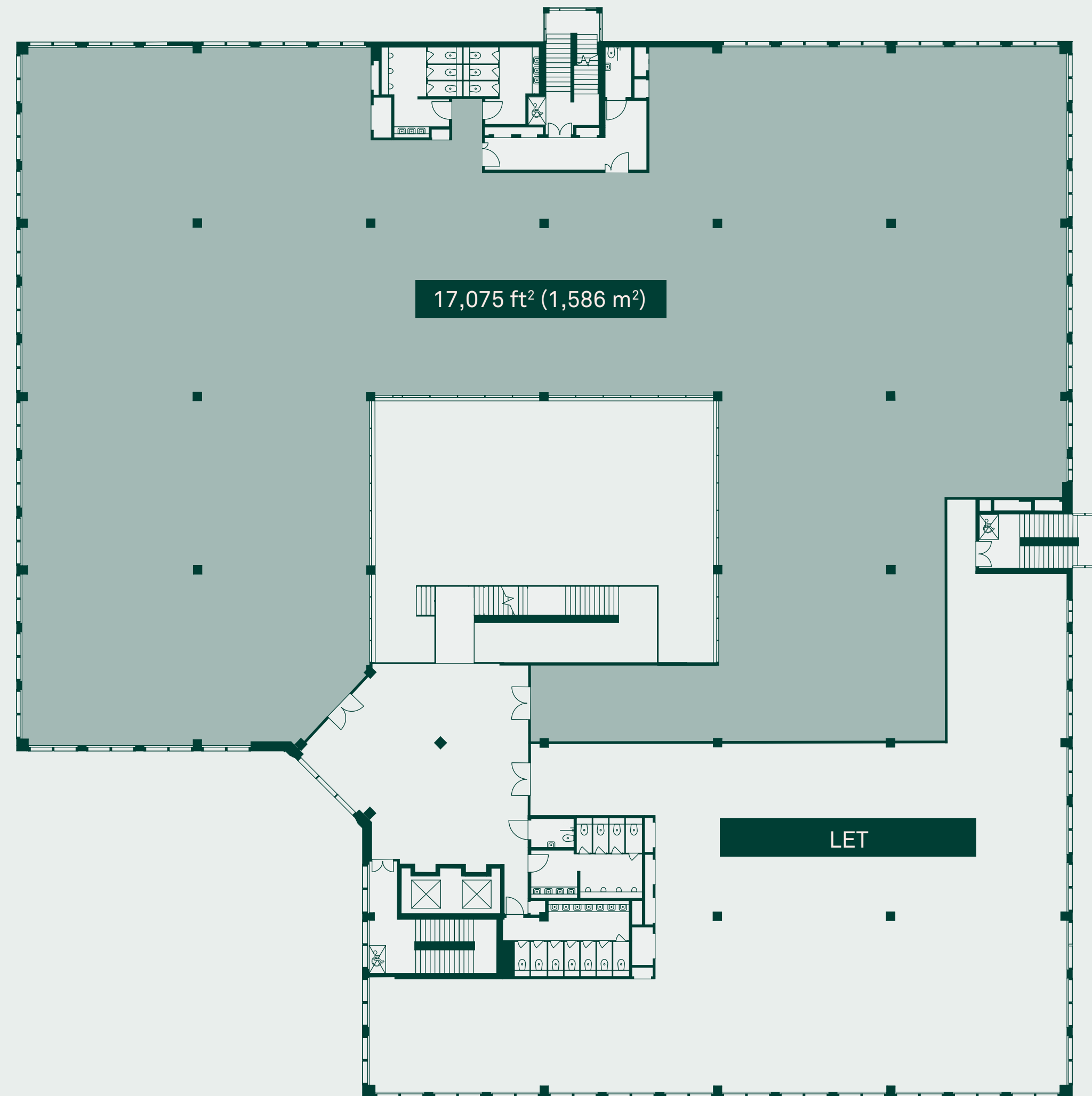



# First floor plan

Splits can be provided from circa 6,700 sq ft upwards

	sq ft	sq m
Second Floor Offices	Let to KEYENCE	
First Floor Offices	Let to TELEDYNE	
First Floor Offices	6,700 – 17,075	622 – 1,586
Ground Floor Offices	Let to HEIDELBERG	
<b>Total</b>	<b>6,700 - 17,075</b>	<b>622 – 1,586</b>

All areas approximate.  
Measurements taken on an IPMS3 basis.



N  Indicative only. Not to scale

# Indicative layout plans

**Total availability**  
17,075 ft<sup>2</sup> (1,586 m<sup>2</sup>)

**Desks**

Open plan @1,800mm	100
Open plan @1,400mm	16
Hot desks	28/38

**Meeting Facilities**

20p boardroom	1
6p meeting room	3
5p meeting room	1
Flexi informal meeting spine	16

**Offices**

Private office	2
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**Ancillary support spaces**

6p welcome / reception	1
Hospitality point	2
7p lounge	1
54p teapoint / breakout	1
Focus room	1
1-1 focus room	1
Soft focus room	2
Phone pod	2
Collaboration hub	3
Wellness room	1
First aid room	1
Print area	2
Storage room	1
Comms room	1



**Split floor**  
7,866 ft<sup>2</sup> (730 m<sup>2</sup>)

**Desks**

Open plan @1,400mm	74
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**Meeting Facilities**

20p boardroom	1
3p meeting room	2

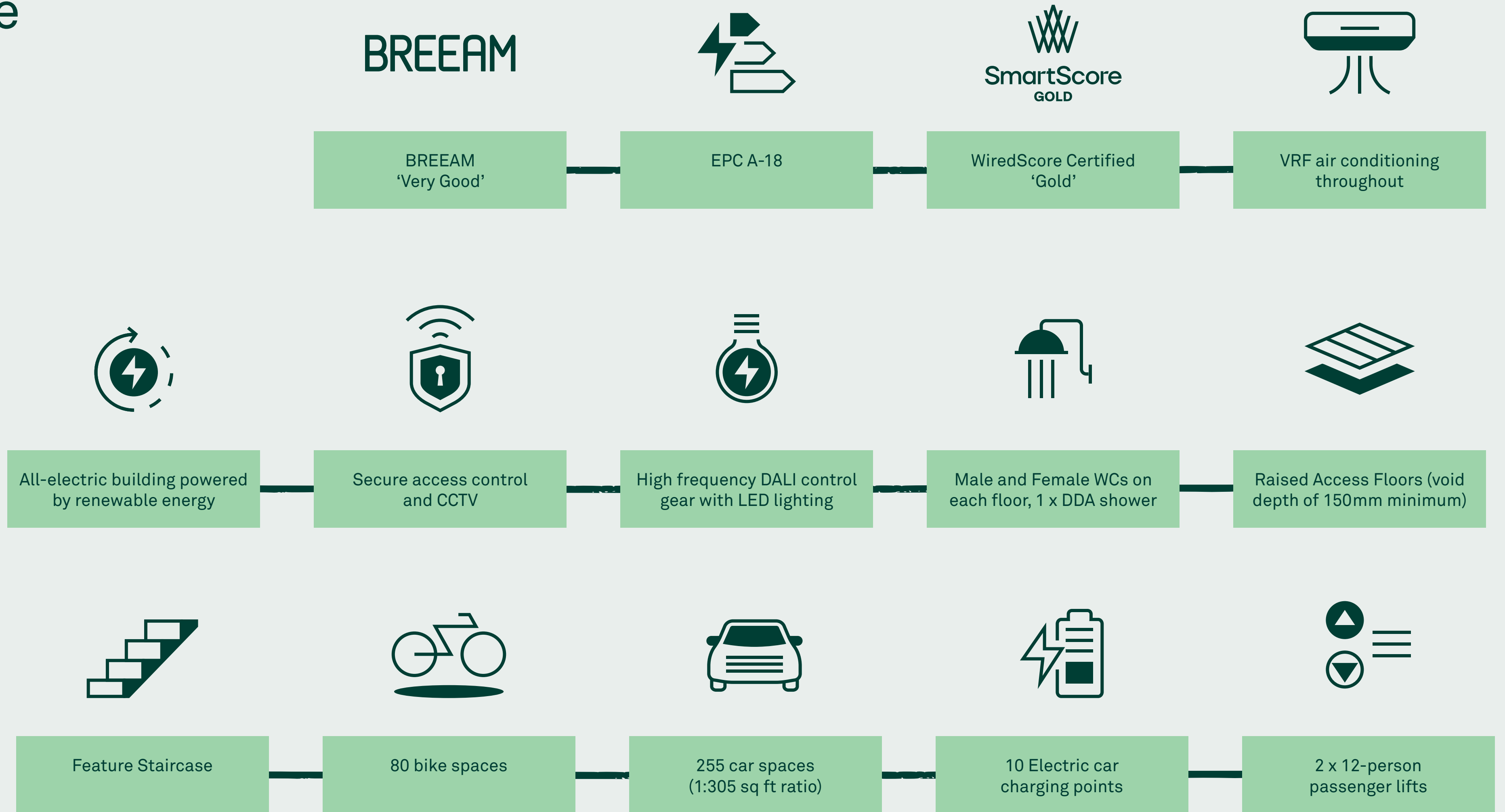
**Ancillary support spaces**

Welcome / hospitality point	1
Lounge	1
38p teapoint / breakout	1
Focus room	1
Soft focus room	1
Soft focus space	1
Quiet nook	1
Phone pod	2
Collaboration area	1
Print area	1
Comms room	1

# The detail that makes a difference

Union has been fully refurbished to create an environment that is efficient, sustainable, and ready for the future. From low-energy systems to high-performance digital infrastructure, each specification is designed to enhance comfort, support productivity, and promote wellbeing.

The result is a modern, all-electric building that not only meets leading industry standards but elevates the everyday experience for the people who use it.



# Connectivity

Stockley Park is easily accessible from London and the Thames Valley by a variety of modes of transport, providing for every commuter's specific needs.

## By bus

Bus to **Hays & Harlington Station**  
in 7 minutes

**West Drayton Station**  
in 15 minutes

Bus stop directly  
outside our building

## By car

Drive to **M4, Junction 4**  
in 3 minutes

**M25, Junction 15**  
in 6 minutes

**Heathrow Airport**  
in 9 minutes

## By train

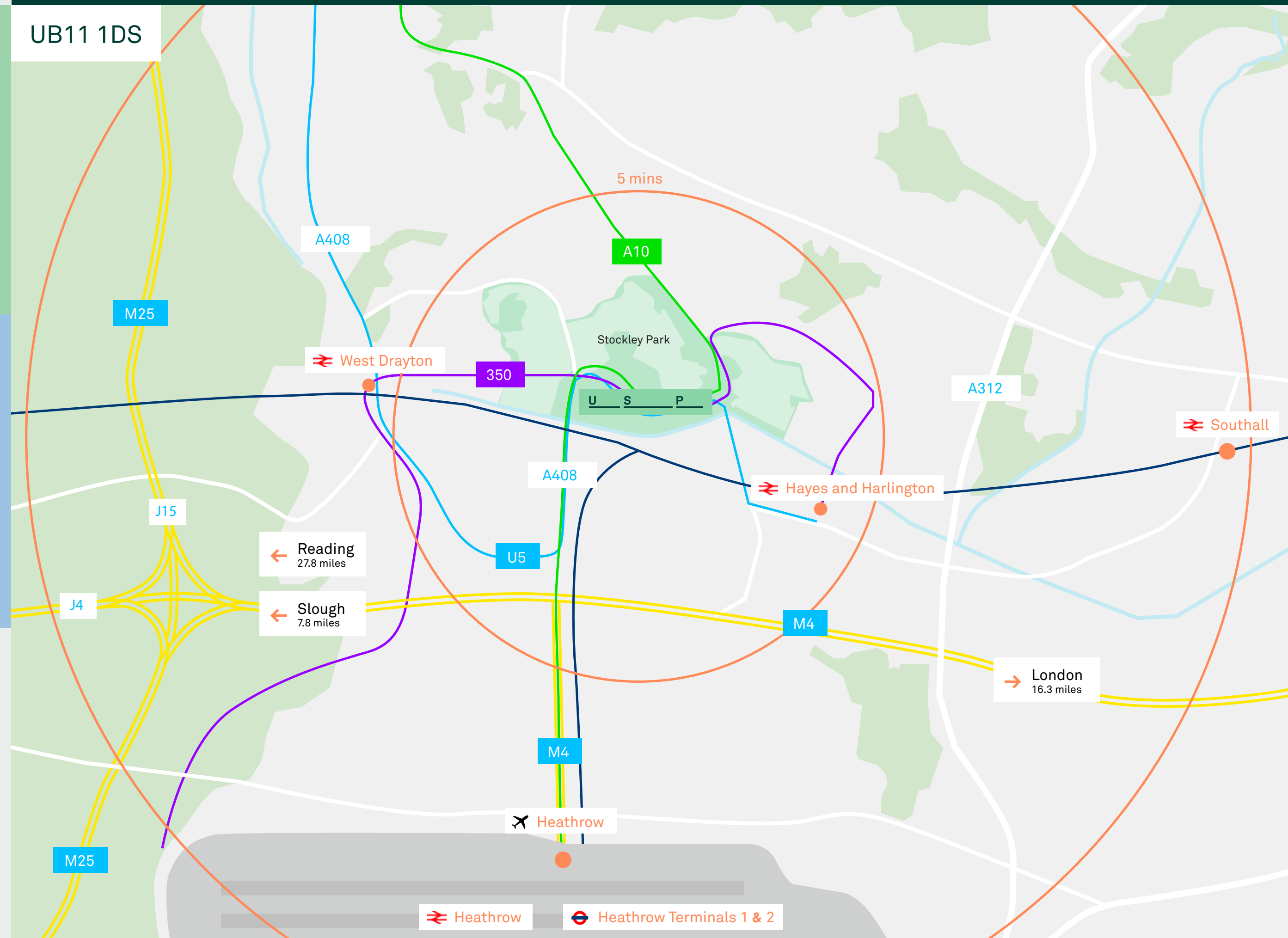
Rail into **Slough**  
in 6 minutes

**Paddington London**  
in 16 minutes

**Reading**  
in 34 minutes

Via Elizabeth Line

# Location



## Contact



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