



1 ROUNDWOOD AVENUE

STOCKLEY PARK, HEATHROW UB11 1AF

Prominent part vacant office building providing excellent refurbishment and redevelopment potential

INVESTMENT SUMMARY

- Stockley Park provides approximately 1.8 million sq ft of office accommodation across 25 buildings located within an 88-acre landscaped setting and benefits from exceptional national and international connectivity, situated 2 miles north of London Heathrow airport and within 1.5 miles of two Crossrail stations
- 1 Roundwood Avenue comprises a modern office building of 33,339 sq ft providing flexible, efficient floor plates and excellent natural light
- Prominently situated at the entrance to Stockley Park, opposite The Arena amenity offer
- Freehold site totalling 1.75 acres
- 38% of the accommodation let to Kuehne & Nagel Limited. Kuehne & Nagel is a globally recognised tenant with a UK turnover of £1.15bn and a Dunn & Bradstreet rating of 5 A2
- 62% vacant providing an immediate opportunity to add value
- Headline rents on Stockley Park have now reached £39.50 per sq ft
- EPC Rating: B (28)
- Stockley Park is Grade II listed, therefore no vacant rates are payable
- 118 surface car parking spaces equating to an excellent ratio of 1:283 sq ft



PROPOSAL

Offers are sought in excess of **£3,000,000 (Three Million Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a capital value of only £90 per sq ft.



← CENTRAL LONDON
18 miles
M25 JUNCTION 15
1.7 miles

✈️ HEATHROW AIRPORT
5 min drive

🚆 HAYES & HARLINGTON
(Elizabeth Line)
10 mins - by bus

M4

🚗 M4 JUNCTION 4
4 min drive

→ READING
27 miles

HASBRO, HIKVISION

MITSUBISHI HEAVY INDUSTRIES,
SAMSONITE

REGUS

TELEDYNE, KEYENCE,
HEIDELBERG GRAPHIC
EQUIPMENT

PROLOGIS PARK

SHARP

IMG

PREMIER LEAGUE, COATS,
OREGA

CANON

ACCORD

MSC CRUISES

MARKS & SPENCER

GILEAD

A408

THE ARENA
AMENITY CENTRE

TRAVELODGE

STOCKLEY PARK
GOLF CLUB

1
1 ROUNDWOOD AVENUE
KUEHNE+NAGEL 

KUEHNE+NAGEL 

MARKS & SPENCER

Canon

Hasbro

TOSHIBA

IMG

HIKVISION

Regus

accord

MSC
CRUISES

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HEAVY INDUSTRIES

Samsonite

GILEAD
Creating Possible

SHARP

Travelodge

Premier
League

COATS

OREGA

STOCKLEY PARK

Stockley Park provides approximately 1.8 million sq ft of office accommodation across 25 buildings located within an 88-acre landscaped setting. The business park adjoins a premier golf course and a country park providing over 160 acres of easy access open space.

The Park has excellent amenities and services available to occupiers which includes:



Free shuttle service from Hayes & Harlington Elizabeth Line underground station



Nuffield Health Gym



Stockley Park Golf Course



80-bedroom Travelodge Hotel



The Arena – includes a Costa Coffee and Subway



Busy Bee Nursery



Stockley Park dog sitting services



Bike borrowing service

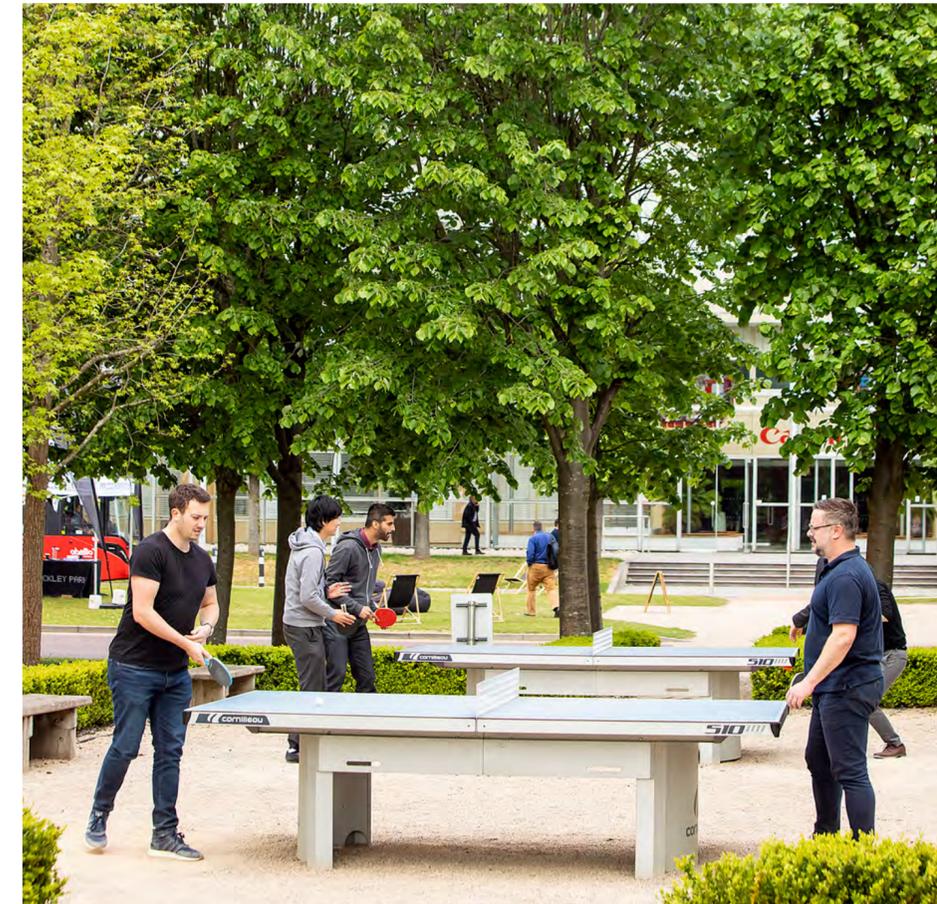
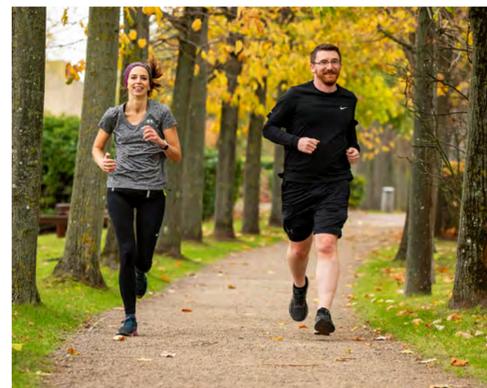


On-site events including fitness classes, walking club, summer fairs and Stockley Festival



SITUATION

1 Roundwood Avenue is situated close to the entrance to the Park and opposite main amenity offer, The Arena. The Arena comprises a Nuffield Health Fitness & Wellbeing Gym with a 25m indoor pool, creche and café, Costa Coffee, Greggs, Subway and WH Smith and a new Travelodge Plus hotel.



CONNECTIVITY



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.



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.



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.



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, to the west. The M40 is 5.5 miles to the north.

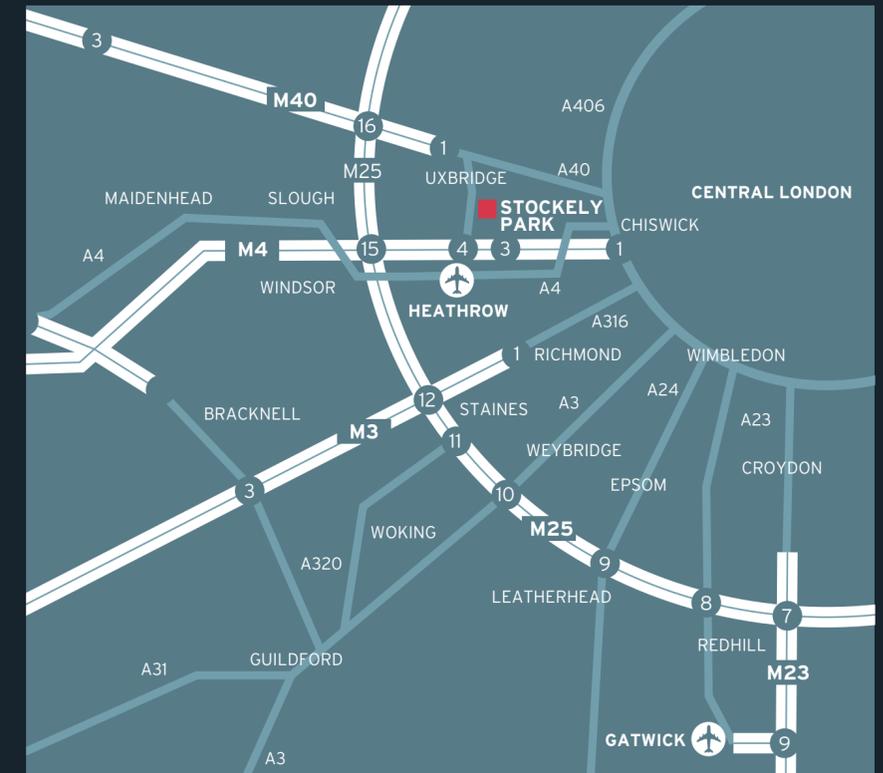
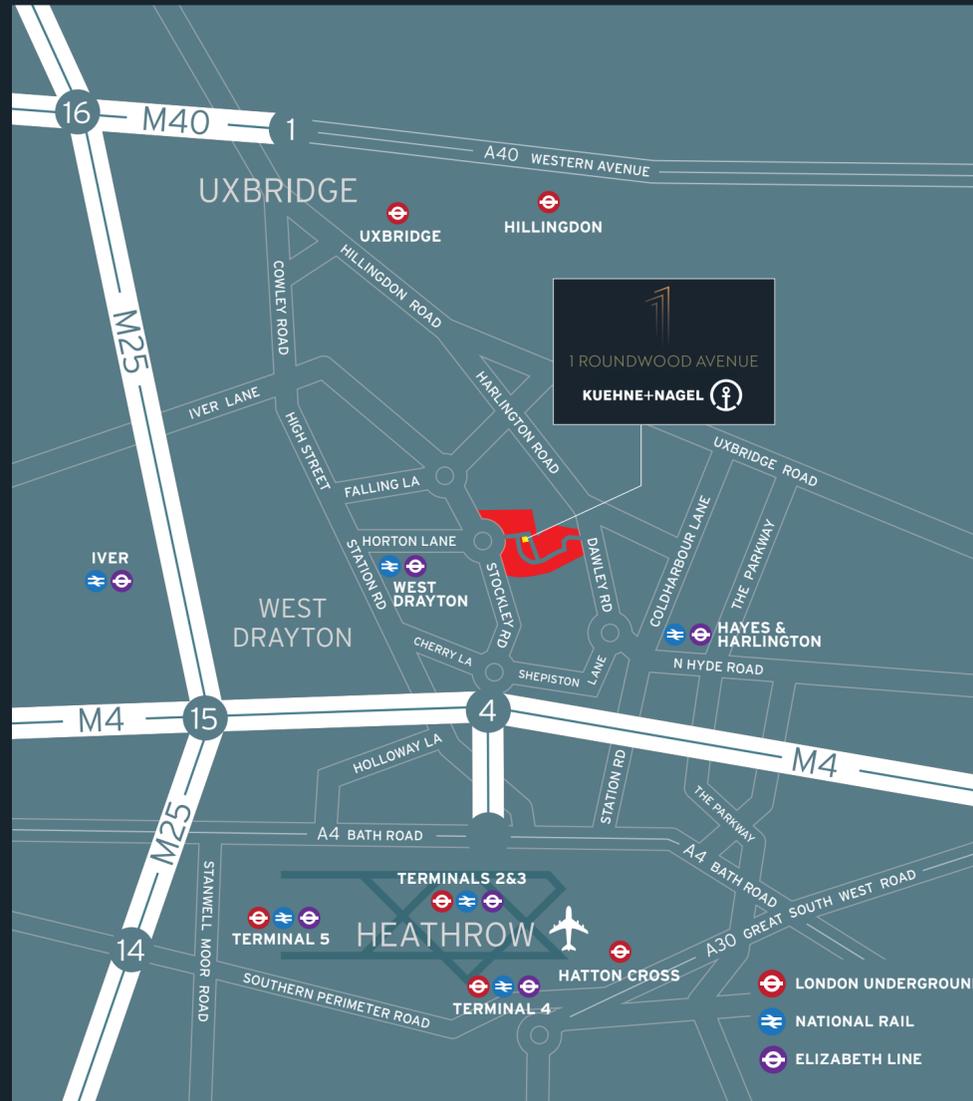


Bus

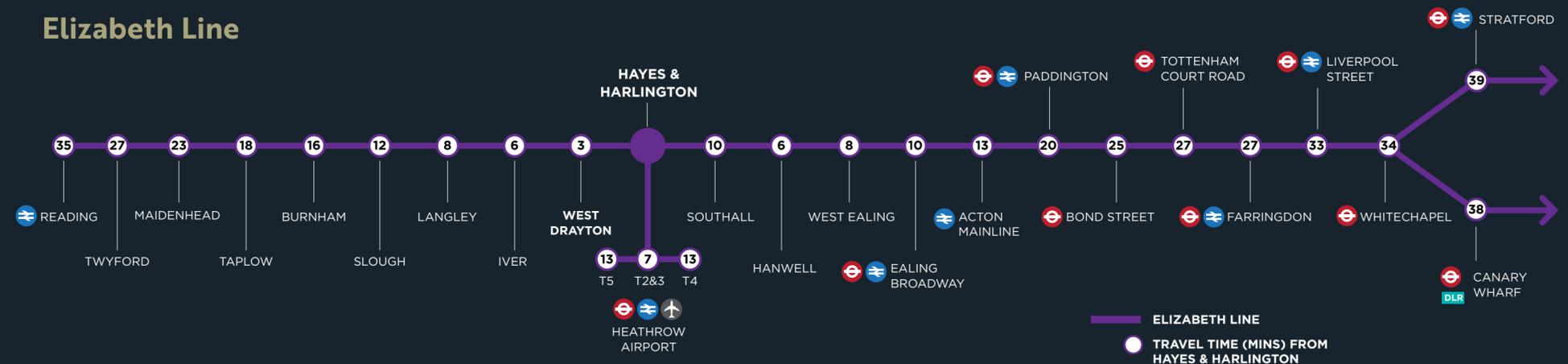
A shuttle service operates between the Park and Hayes & Harlington station. The A10 Heathrow Fast from Heathrow Airport Central Bus Station to Stockley Park operates every 15 minutes during peak time.

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.



Elizabeth Line



DESCRIPTION

1 Roundwood Avenue is a modern office building arranged over ground and one upper floor with a central reception and atrium. The accommodation is split into North and South wings providing efficient column free floor plates and excellent natural light.

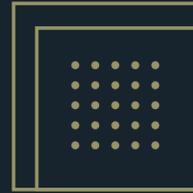
Specification



VRF air conditioning



LED lighting in part



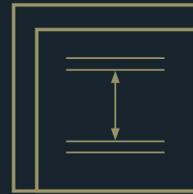
Perforated metal ceiling tiles



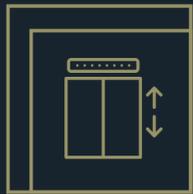
Suspended ceilings



Fully accessible raised floors



Floor to ceiling height of c. 2.7m



1 x 20 person
(1,500 kg lift)



Male, female and disabled WCs



EPC Rating: B (28)

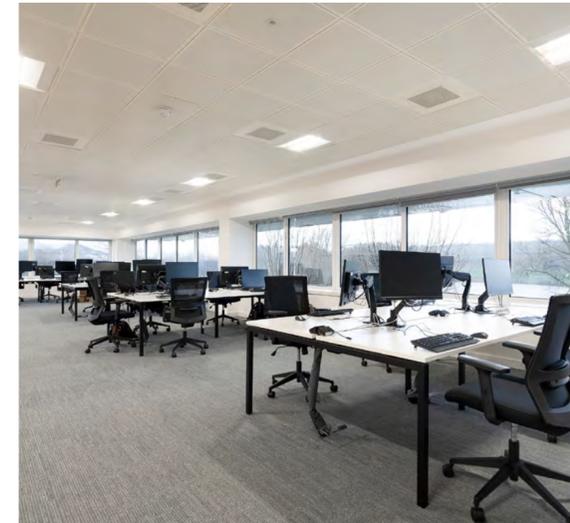
118 surface car parking spaces are provided at the front of the building, delivering an excellent car parking ratio of 1:283 sq ft.



ACCOMMODATION

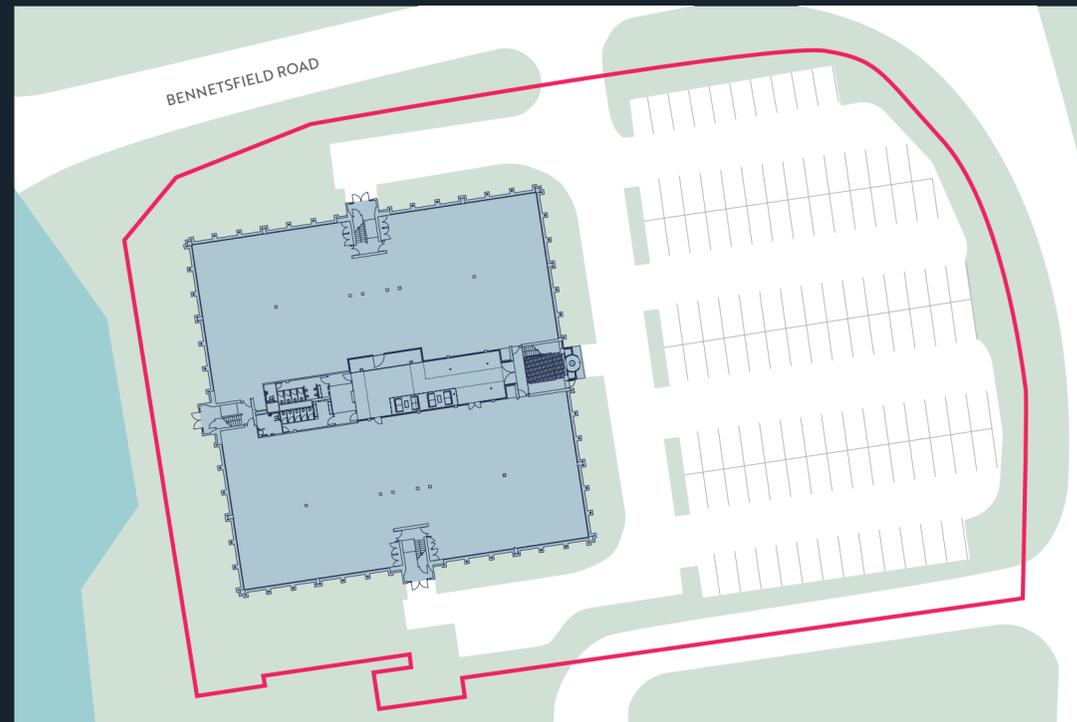
The approximate net internal floor areas of the property are as follows:

Floor	NIA (sq ft)	NIA (sq m)
First	15,976	1,484
Ground	15,514	1,441
Reception & Atrium	1,849	172
TOTAL	33,339	3,097



The Site

The site extends to approximately 0.71 hectares (1.75 acres).

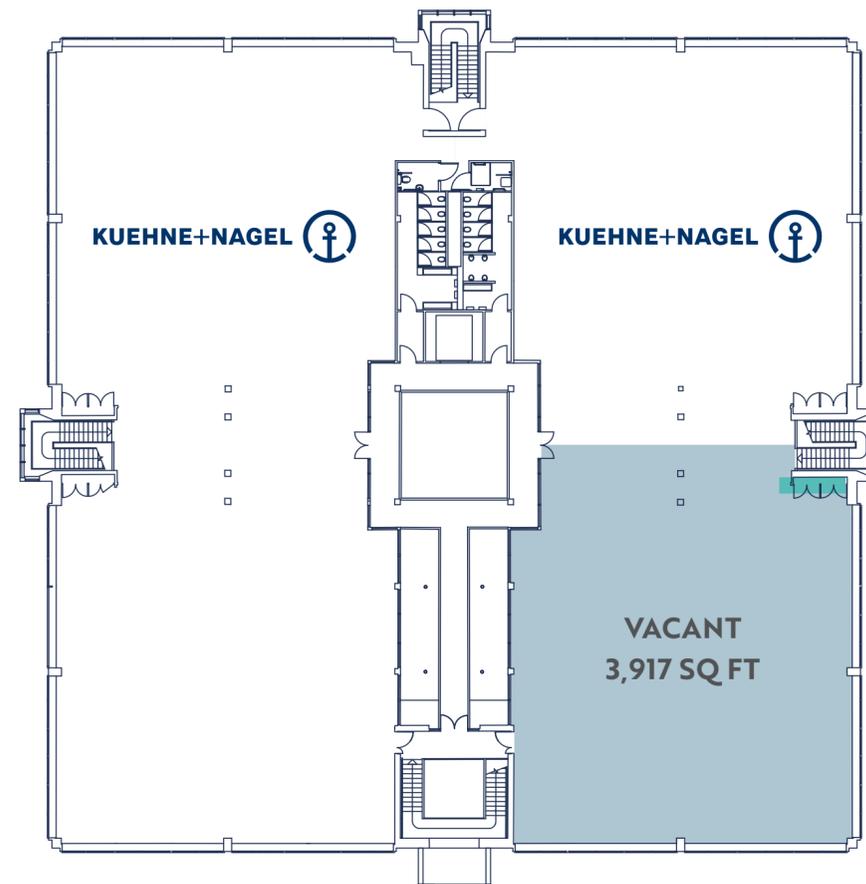


Not to scale. For identification purposes only.

Tenure

Freehold.

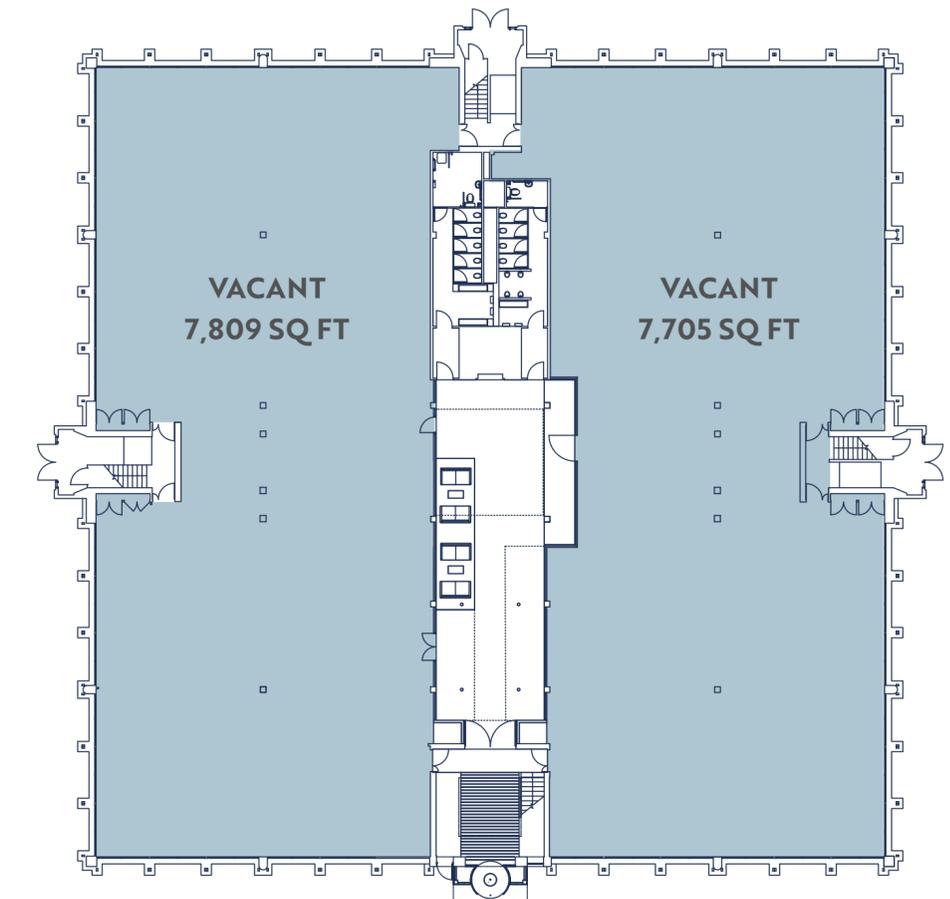
FIRST FLOOR



South Wing

North Wing

GROUND FLOOR



South Wing

North Wing

TENANCY

Demise	Tenant	Area sq ft NIA	Start Date	Expiry Date	Rent Review	Break Date	Rent £pa	Rent £psf	Comments
First Floor South	Kuehne + Nagel Limited	7,988	15/07/2020	14/07/2030	15/07/2025	15/10/2025	£285,110	£35.69	Break option exercised.
Part First Floor North	Kuehne + Nagel Limited	4,071	15/07/2022	14/07/2030	15/07/2025	15/10/2025	£151,000	£37.09	Fully fitted space. Break option exercised.
Part First Floor North	Vacant	3,917							Refurbished to Cat A.
Ground Floor South	Vacant	7,809							Refurbished to Cat A.
Ground Floor North	Vacant	7,705							Unrefurbished.
Total		31,490					£436,110		



COVENANT



Kuehne & Nagel Limited (registered number 01722216) has a **Dunn & Bradstreet Rating of 5A2**, representing a **Low Risk of Business Failure**.

In 1890, August Kuehne and Friedrich Nagel founded a freight forwarding company in Bremen, Germany. Over the last 130 years, Kuehne & Nagel has evolved from a traditional shipping company to a global logistics partner that offers highly specialised solutions for major industries worldwide.

Kuehne & Nagel is headquartered in Switzerland, employing more than 78,000 people in 1,000 locations in more than 100 countries and has approximately 12 million sq m of warehouse space under management.

A summary of Kuehne & Nagel Limited's last three years' published accounts can be seen below:

	31/12/2023	31/12/2022	31/12/2021
Turnover	£1,147,672,000	£1,978,883,000	£1,875,240,000
Profit/(Loss) Before Taxes	£42,355,000	£125,542,000	£102,821,000
Tangible Net Worth	£40,027,000	£70,541,000	£89,289,000

HEATHROW OCCUPATIONAL MARKET

Thames Valley Office Market

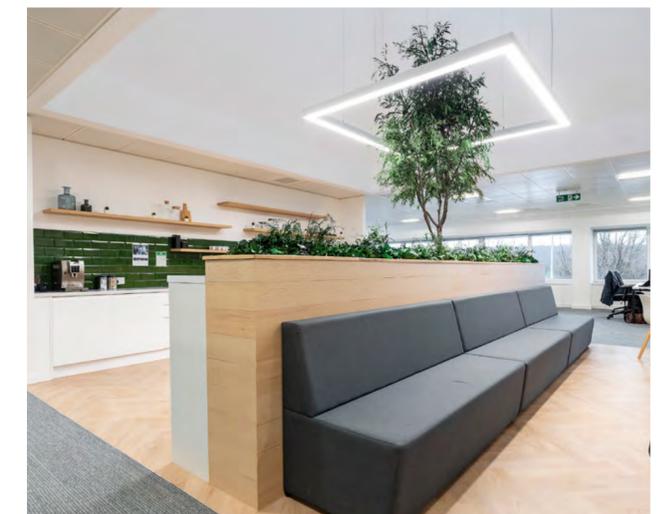
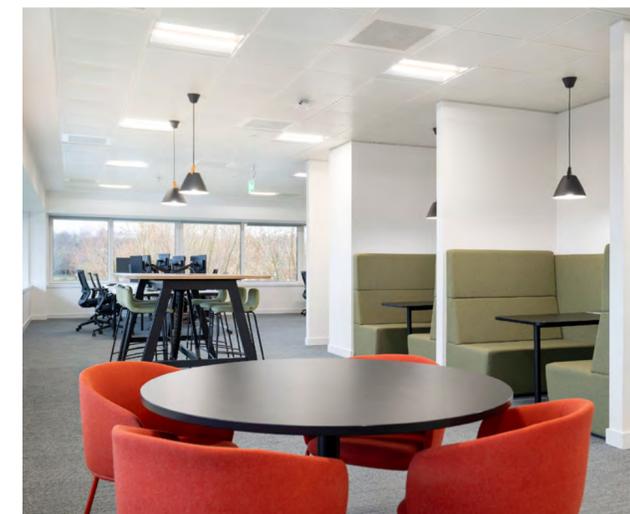
- The 5-year average annual take-up for the western corridor is 1.45 million sq ft and historically 70% of all take-up has been for Grade A offices
- Combined take-up for 2024 totalled 1,390,758 sq ft in 104 deals with 83 % of transactions being for Grade A space
- Supply in the wider Thames Valley currently totals 7.04 million sq ft (60% Grade A) which represents a 15% decrease since the peak of 8.2m sq ft in 2002 and is down from 7.14m sq ft (63% Grade A) at the end of Q3 2024. With a restricted development pipeline and low levels of tenant space returning to the market it is predicted supply will continue to contract
- A flight to quality is still a key driver as evidenced by Johnson & Johnson and Stanley Black & Decker's decision to move to Tempo in Maidenhead at a record rents up to £52.50 per sq ft and the recent lettings to Pepsico, PWC and Newflex at Station Hill at rents up to £56.00 per sq ft

Stockley Park Office Market

- Stockley Park comprises 1.5 million sq ft across 25 HQ office buildings and is home to some of the world largest, most recognisable brands and is renowned as a location of excellence
- Total take-up on Stockley Park over the last 5 years amounts to 410,281 sq ft providing an average of 82,056 sq ft
- Take-up for 2022 was 41,965 sq ft, take-up for 2023 was 65,514 sq ft
- Take-up for 2024 was 9,696 sq ft however with 52,399 sq ft under offer we expect 2025 to be in line with the 5 year average
- Headline rents on new build stock on Stockley Park have now hit £39.50 per sq ft with the letting to Keyence at Union

A schedule of recent transactions is set out below.

Date	Property	Size (sq ft)	Tenant	Lease/Break	Rent
Under Offer	6 Roundwood Avenue	52,399	Confidential	10 year term	TBC
Dec 24	3 Roundwood Avenue	9,696	Practice Plus Group	5 year lease, 3 year break	£34.00
Aug 2023	7 Roundwood Avenue	36,220	Accord Health	Freehold Purchase	£200 psf
Aug 2023	Union	5,000	Teledyne	10 year lease, 5 year break	£39.00
Mar 2023	Union	24,294	Keyence	10 year lease, 5 year break	£39.50
Nov 2022	4 Longwalk Road	25,017	IMG	To Sept 2027 (co-terminus)	£37.50
Aug 2022	4 Longwalk Road	13,448	PGMOL	10 year lease, 5 year break	£38.00
Oct 2021	Union	19,807	Heidelberg	10 year lease, 5 year break	£36.50
Jul 2021	The Bower	151,074	Canon	10 year lease, 5 year break	£36.50
Dec 2019	5 The Square - Part 1st	5,000	Samsonite	10 year lease, 5 year break	£37.50
Jul 2019	5 The Square - 2nd and 3rd	36,090	Canon	9 year lease, 3 & 5 year breaks	£36.00
Jun 2019	4 Longwalk - Part 3rd	11,121	Coats	12 years, 7 year break	£39.25





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Service & Estate Charge

The current service charge equates to £11.17 per sq ft.

The current estate charge equates to £2.87 per sq ft.

Vacant Rates

Stockley Park is Grade II listed, therefore no vacant rates are payable.

EPC

The EPC Rating is B (28).

VAT

We understand the property will be treated as a Transfer of Going Concern for VAT purposes.

Anti Money Laundering

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

Proposal

We are instructed to seek offers in excess of **£3,000,000 (Three Million Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a capital value of only £90 per sq ft.

Contact details

For further information or to arrange an inspection please contact the following:

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