



WILLOWBANK.

97 Oxford Rd Uxbridge

82,000 sq ft of completely transformed workspace

Available January 2027



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Flow Differently

Set beside the canal at 97 Oxford Road, Uxbridge; Willowbank offers a rare balance, a workplace designed not around pressure, but around performance amongst calm.



Computer-Generated Image



CGI of the business lounge

Willowbank has been carefully designed to meet the needs of the modern worker, in a world where people want to work differently.

Extensive ground floor amenities foster interaction and collaboration to include an array of informal meeting break out spaces, a cafe, town hall space, fitness studio and new end of journey facilities. The light and uniform floorplates provide flexible and efficient workspace; whilst the canalside communal terrace and the 4th floor private terrace allow staff to unwind in the fresh air. All this allows for happy and productive staff, in a world where there are many distractions.

Sustainability is high on the agenda, Willowbank is an all electric building with ambitions for EPC 'A' and BREEAM Excellent - this building is doing its bit to help the environment.



CGI Ground floor informal working / meeting space



CGI Ground floor lift lobby

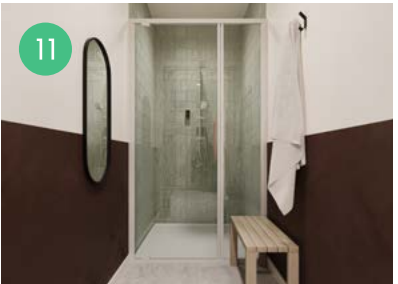
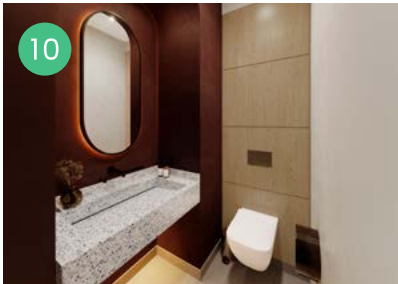
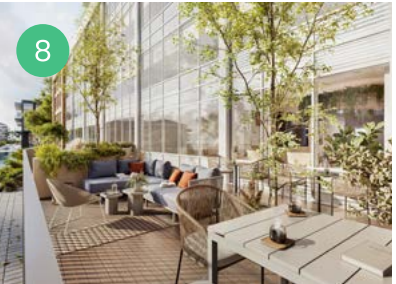


CGI Ground floor informal working / meeting space

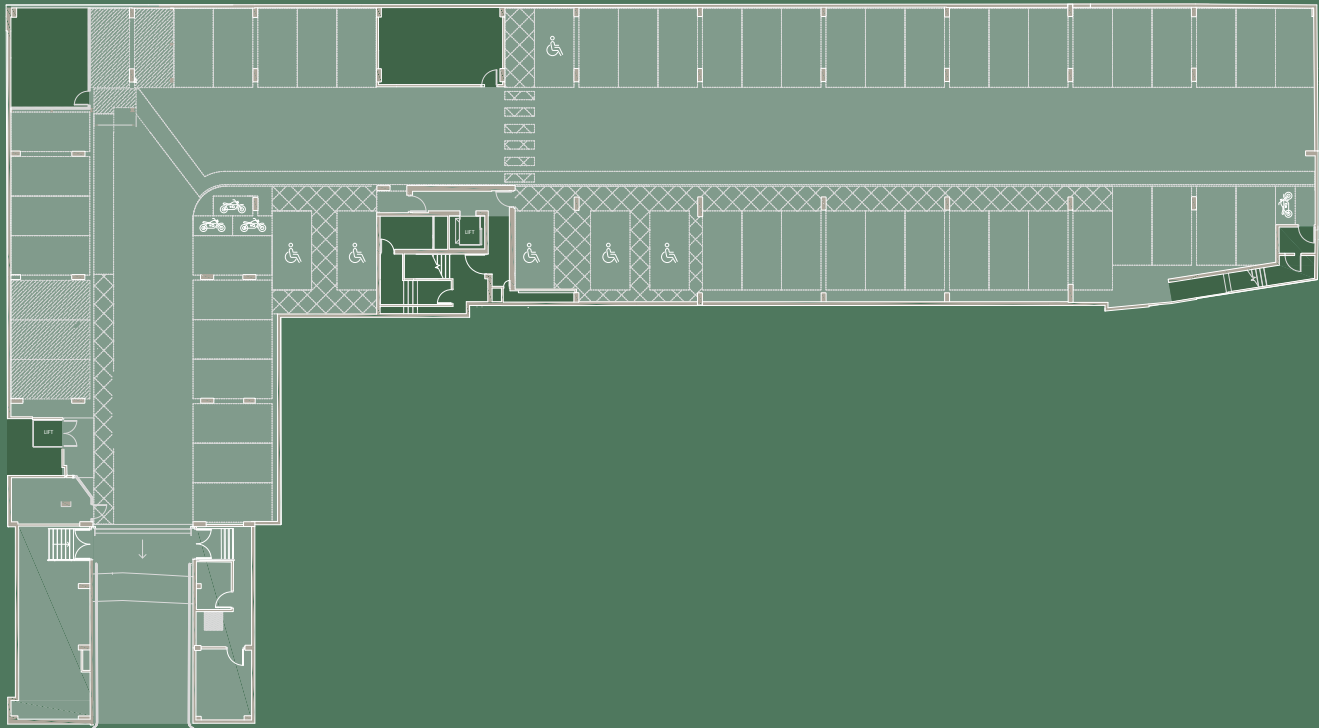


Ground floor office space
7,026 sq ft

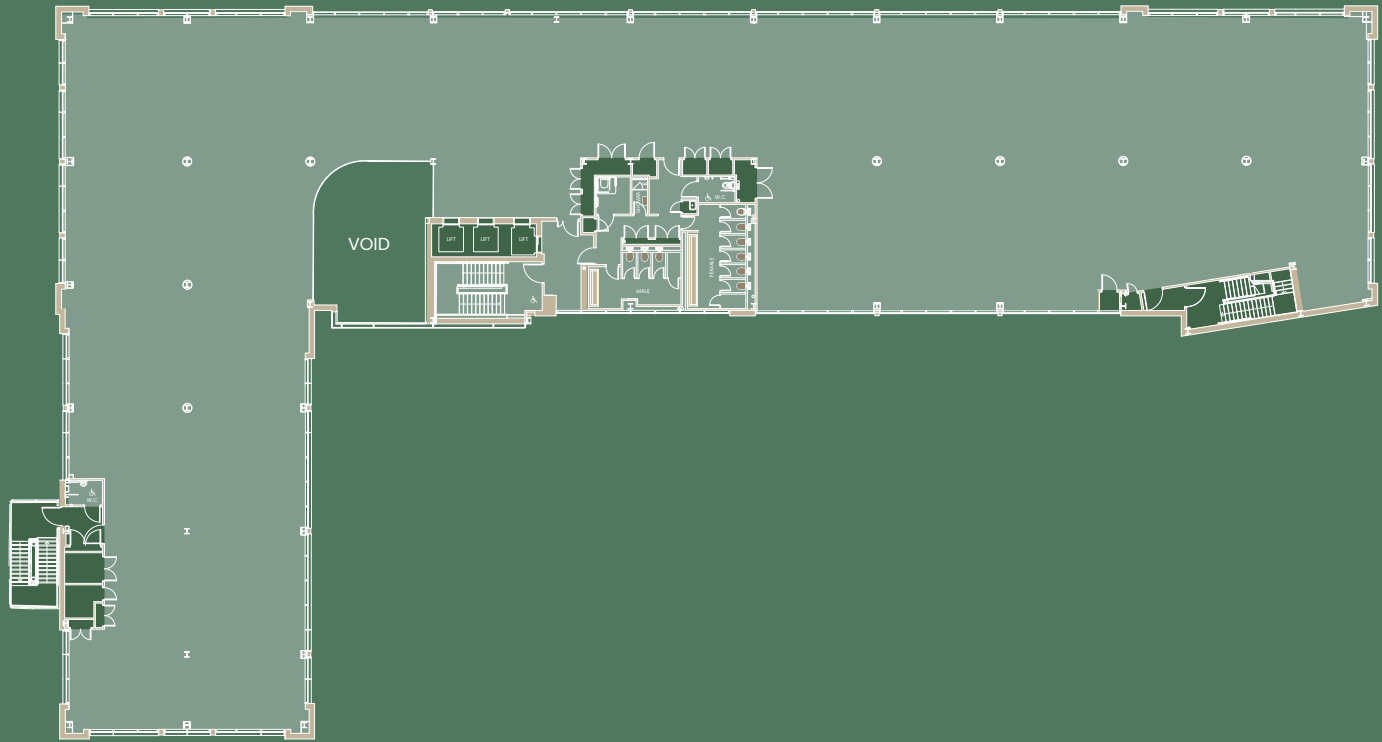
Ground floor reception & communal amenity space
6,562 sq ft



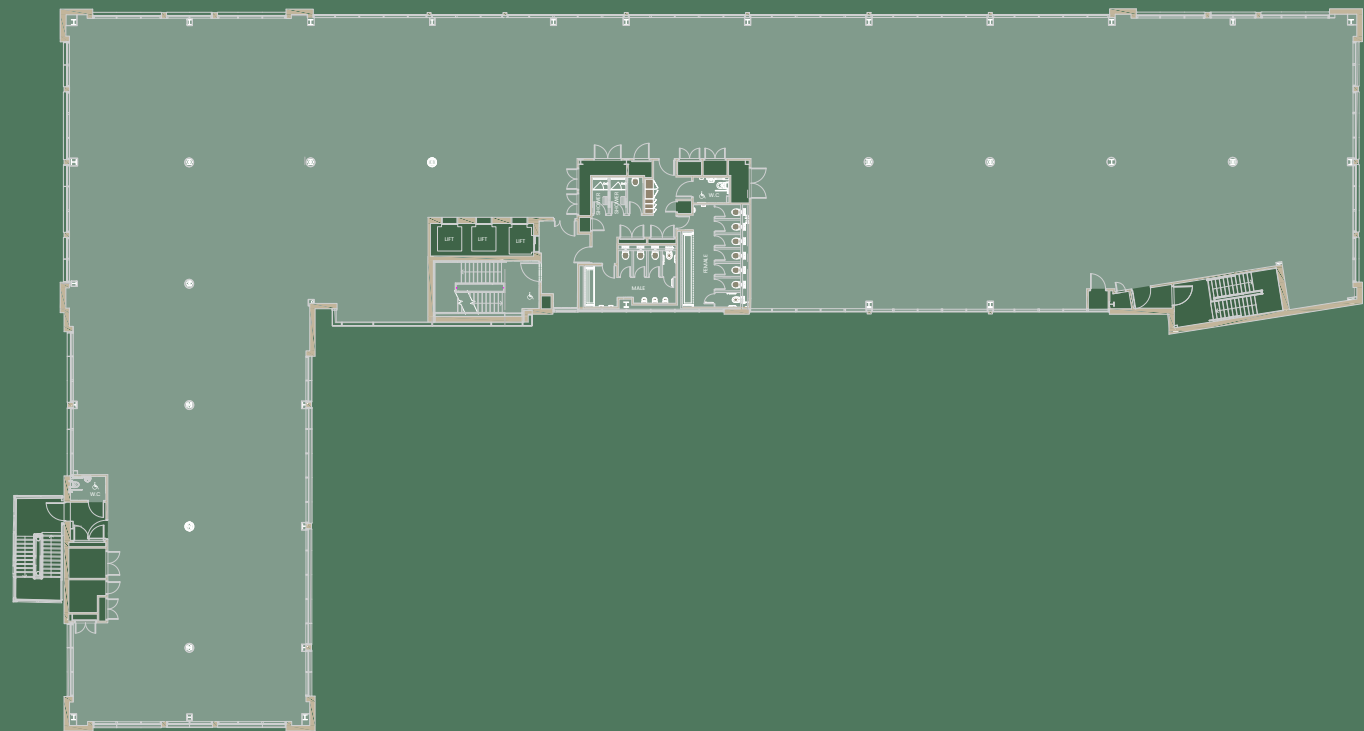
Basement



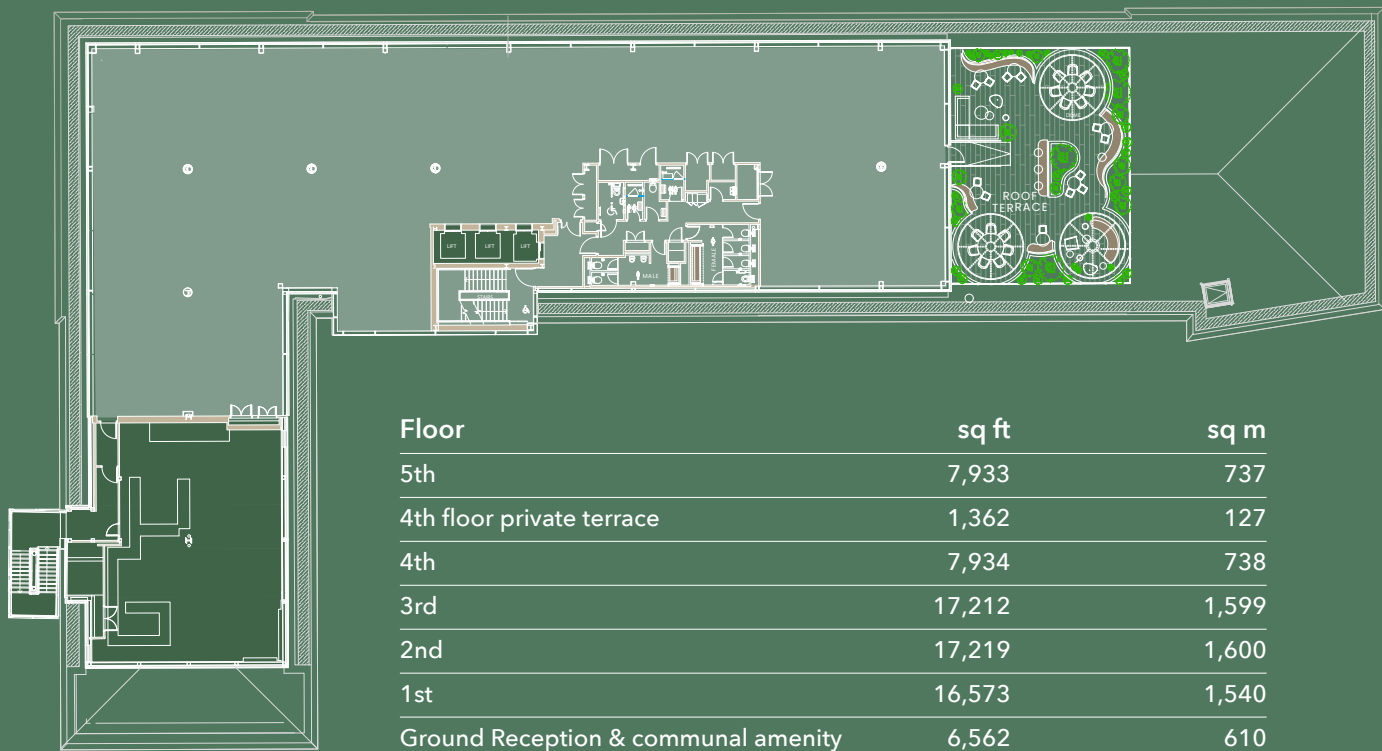
1st Floor



2nd - 3rd Floor



4th Floor



Floor	sq ft	sq m
5th	7,933	737
4th floor private terrace	1,362	127
4th	7,934	738
3rd	17,212	1,599
2nd	17,219	1,600
1st	16,573	1,540
Ground Reception & communal amenity	6,562	610
Ground Office space*	7,026	653
Ground canal terrace	1,086	101
TOTAL OFFICE SPACE	73,897	6,866
*includes Fitted Suite One comprising	1,403	130

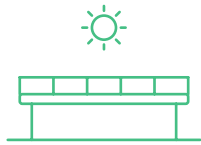
Approximate net internal areas

Designed for balance

ESG is set as a priority; outdoor terracing overlooking the canal emphasises pause and reflection as well as inclusive collaboration. End-of-journey facilities encourage a more active lifestyle and a focus on wellness. Energy saving on a grand scale, while building energy into your day.



Fully new hybrid VRF system



Ground floor communal canalside terrace and 4th private roof terrace



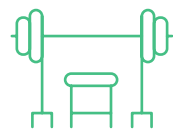
Brand new 'end of trip' facilities



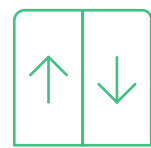
Meeting & Townhall suite



89 car spaces



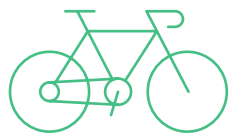
Fitness studio



3 lifts



Cafe



Secure underground bike storage



Energy efficient LED lighting



Target BREEAM Excellent and EPC 'A'



Large efficient floorplates





CGI of an office floor

Fully Fitted and ready to go

The most effective workplaces don't just accommodate work, they enhance it.

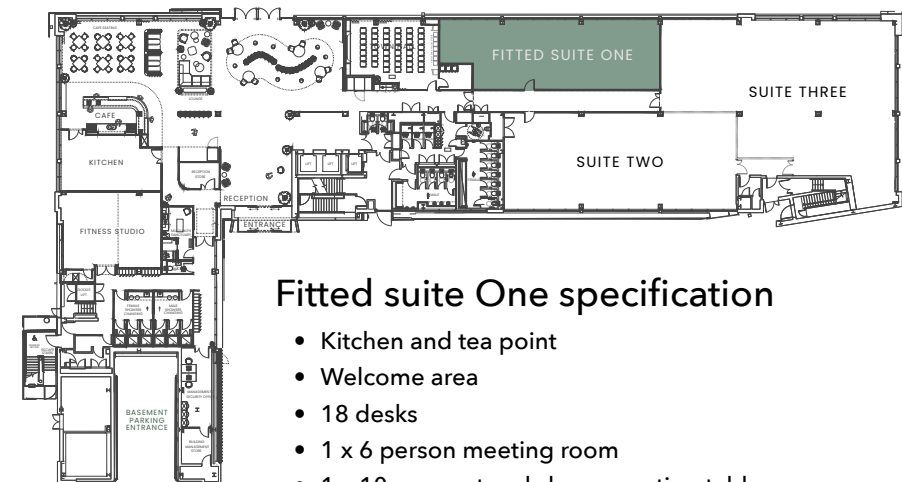
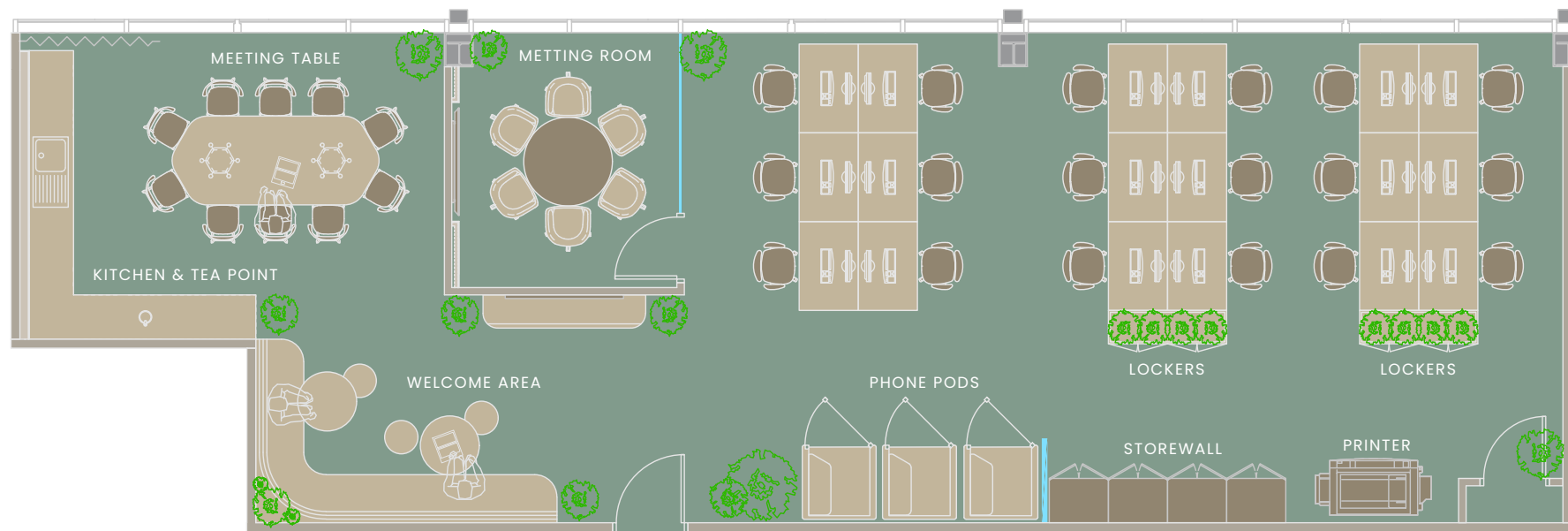
From the first coffee to the final meeting, Willowbank is designed to support every moment of the working day.

Inside, a seamless blend of shared and private spaces allows teams to move effortlessly between collaboration and concentration. Outside, the canal terrace offer moments to reset and recharge.

Most people want work space flexibility, but Willowbank has been designed to work fluidly. It's a workplace designed around a better pace of flow, not friction.

Fitted suite One

The Ground floor Suite One has been designed to the highest standard, with well thought out design and finishes, ready to occupy immediately and showcasing what a finished floor would look like.



Fitted suite One specification

- Kitchen and tea point
- Welcome area
- 18 desks
- 1 x 6 person meeting room
- 1 x 10 person touchdown meeting table
- 3 x phone booths
- Comm room
- Lockers



Energy Flows here

Here, the surrounding waterside calm and carefully considered amenities take wellbeing to a new level.

The building goes beyond the expected, blending in-house wellness and lifestyle facilities. Everything has been designed to elevate performance, helping people feel more energised, more engaged and ultimately, more effective.



CGI of Kitchen / Break Out space in Fitted Suite One

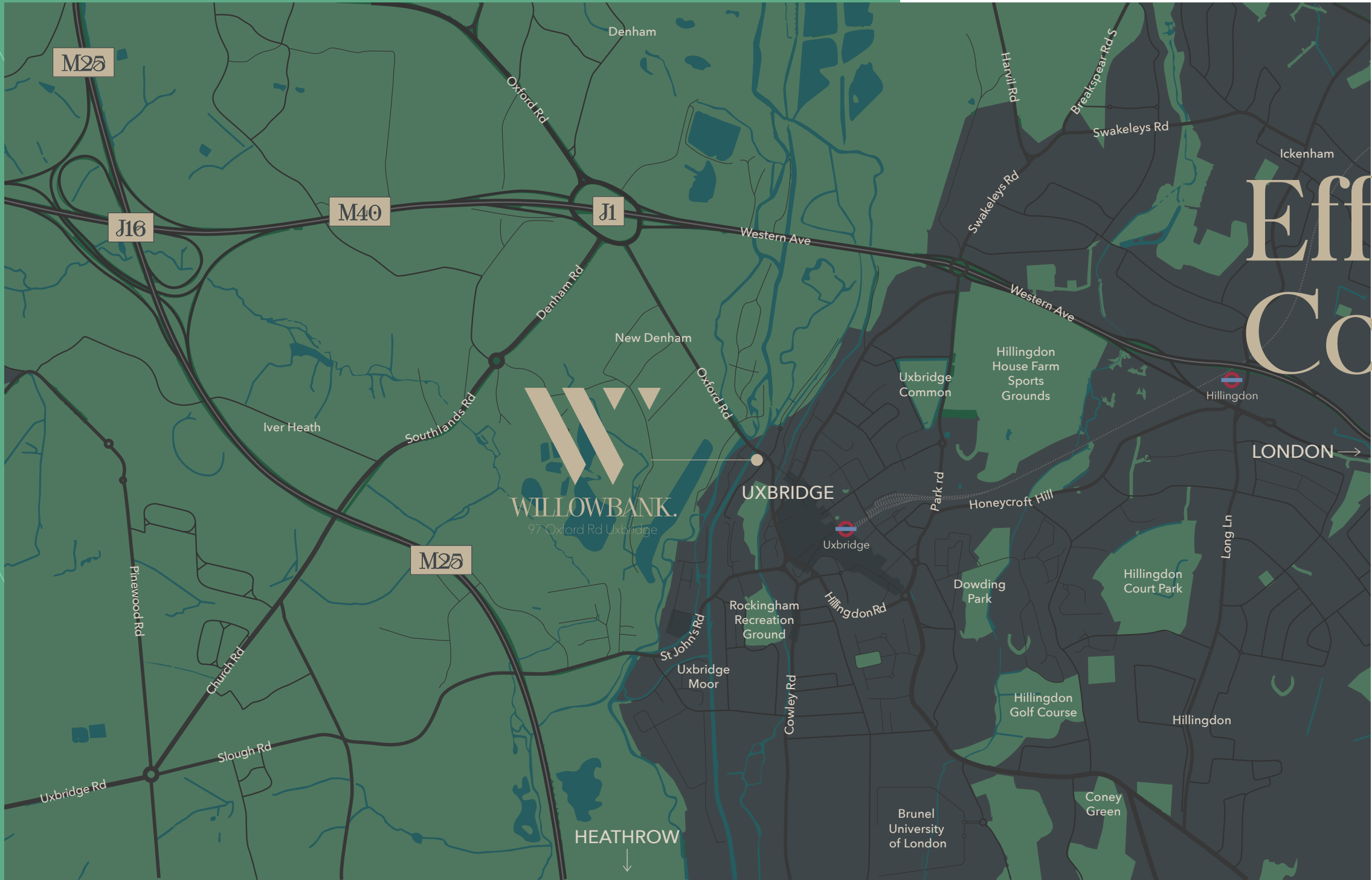


CGI of the Shower and Changing Facilities



CGI of the ground floor Fitness Studio





Effortlessly Connected

Located in Uxbridge town centre and within easy reach of Central London, this is an environment where you are connected in so many ways.

Willowbank is an antidote to London although seamlessly connected by both the Metropolitan and Piccadilly lines. Drive wise Uxbridge is approximately 15 miles from Central London with the M40 and M25 2 miles away and M4, 5 miles as well as Heathrow Airport only 8 miles to the South.

Uxbridge is a major shopping and commercial centre, boasting many open spaces including Uxbridge Common and some beautiful villages nearby.

Train Times		Line	Mins	Changes	Drive Times	Miles	Mins
Baker Street		Metropolitan	45	0	Heathrow Airport	7	15
King's Cross St Pancras		Met - H&C	55	1	Slough	8	20
Liverpool Street		Metropolitan	60	0-1	Watford	12	25
Bond Street		Met - Jubilee	53	1	Central London	15	35
Paddington		Met - Circle/H&C	50	1	Luton Airport	30	40
Waterloo		Met - Jubilee	60	1	Stansted Airport	45	50
Canary Wharf		Met - Jubilee	70	1	Oxford	55	55
Heathrow (T2/3)		Piccadilly	50	0	Birmingham	102	110



9 minutes to
Uxbridge Station



26 minutes to
Heathrow Airport



49 minutes to
Central London



Immediate access
to the M25 & wider
motorway network



Direct access to the
Metropolitan
& Piccadilly lines



Coffee	mins walk
1 Black Sheep Coffee	8
2 Harris + Hoole	9
3 Chaii Pot	8
4 Costa Coffee	9
5 The Rusty Bike Café	12

Bars/Pubs	mins walk
6 The Crown & Treaty	1
7 Swan & Bottle	2
8 The General Elliott	16
9 Syrup Bar Cocktail Lounge	5
10 The Loft Bar	25

Restaurants	mins walk
11 Korba Restaurant	7
12 Nonna Rosa	11
13 Afrikana Uxbridge	11
14 PizzaExpress	11
15 Onyx Restaurant, Bar & Lounge	12

Exercise	mins walk
16 Riverside Fitness House	6
17 The Gym Group Uxbridge	8
18 PureGym Uxbridge	12
19 fit20 Personal Training	11
20 EMS Fit Uxbridge	11

Supermarkets	mins walk
21 Tesco Express	9
22 Aldi	8
23 Lidl	11
24 Sainsbury's	12
25 The Pavilions (Iceland/M&S Food)	11



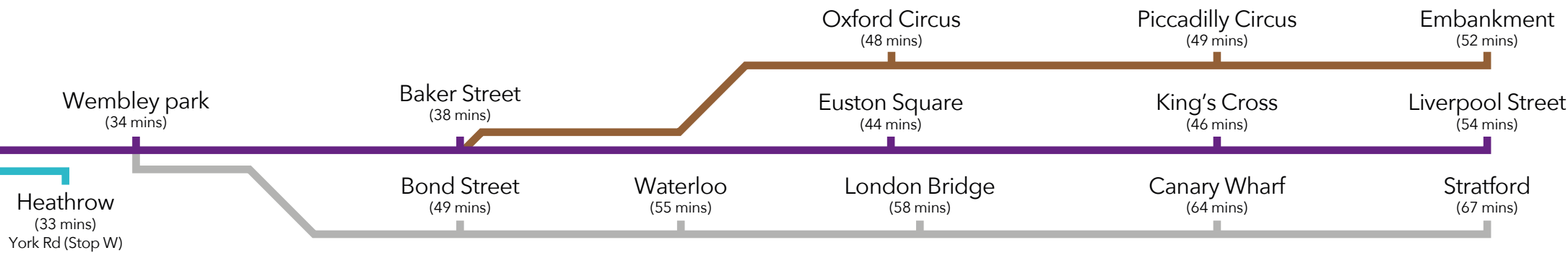
Hillingdon Golf Club



Uxbridge Canal



Uxbridge Cricket Club





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