



To Let

Up to 30,625 sq ft Newly Refurbished Office Space to Let with impressive business lounge

- LED Lighting
- Flexible floor plate
- New WCs and showers
- 70 car parking spaces (ratio 1:296 sq ft)
- Finished floor to ceiling to height of 2.7m
- 20 EV Charging Points
- New VRV Air Conditioning
- Secure bike store

3 Roundwood Avenue

Stockley Park, Uxbridge, UB11 1AF

3,965 to 30,625 sq ft

368.36 to 2,845.16 sq m

Reference: #27019

3 Roundwood Avenue

Stockley Park, Uxbridge, UB11 1AF



Description

3 Roundwood Avenue, Uxbridge has been fully refurbished to provide Grade A offices on ground floor with new WCs, a shower and a remodelled reception.

The accommodation is bright, spacious, and provides a total of 30,625 sq ft to let. This adaptable space can accommodate the needs of both growing and established businesses.

Specification

- Fully refurbished ground floor office accommodation including new business lounge
- New WCs and extensive shower and changing facilities
- New VRV air-conditioning and new energy efficient chiller
- New LED lighting
- Metal tiled suspended ceiling
- EPC Rating B
- 70 car parking spaces (ratio of 1:296 sq.ft)
- Finished floor to ceiling height of 2.7m
- Fully accessible raised floor
- Efficient, virtually column free floorplates with excellent natural light

Amenities

- Nuffield Health Club
- WH Smith
- Subway
- The Orangery
- Costa
- Greggs
- The Set
- Quayside
- 18 hole Golf course

Availability

Ground | 9,745 sq ft

First | 20,880 sq ft

Total | 30,625 sq ft

Terms

3 Roundwood Avenue

Stockley Park, Uxbridge, UB11 1AF



Location

Set in 400 acres of landscaped environmental. Heathrow Airport is located only two miles to the south and the M4, M25 and general motorway network is in close proximity. The park is well served by the local public transport infrastructure including local bus services to Heathrow Airport and Uxbridge as well as the local rail stations at West Drayton and Hayes and Harlington. There is also a dedicated shuttle bus.

Viewings

Strictly by appointment by the agents.

Availability

Ground | 9,745 sq ft

First | 20,880 sq ft

Total | 30,625 sq ft

Kate Clark

0203 805 6939 | 07802 789702

kate.clark@jll.com



Energy performance certificate (EPC)

3 Roundwood Avenue
Stockley Park
UXBRIDGE
UB11 1AF

Energy rating

B

Valid until:

11 December 2033

Certificate number:

9703-9118-6744-0756-3165

Property type

Offices and Workshop Businesses

Total floor area

4,519 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'B' rating bar, which has a score of 44. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/9703-9118-6744-0756-3165?print=true>

1/3

How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	47 B

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	18.35
Primary energy use (kWh/m2 per year)	151

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1444-5661-6452-4694-0091\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ross Elphick
Telephone	02087440544
Email	info@seaconsulting.co.uk

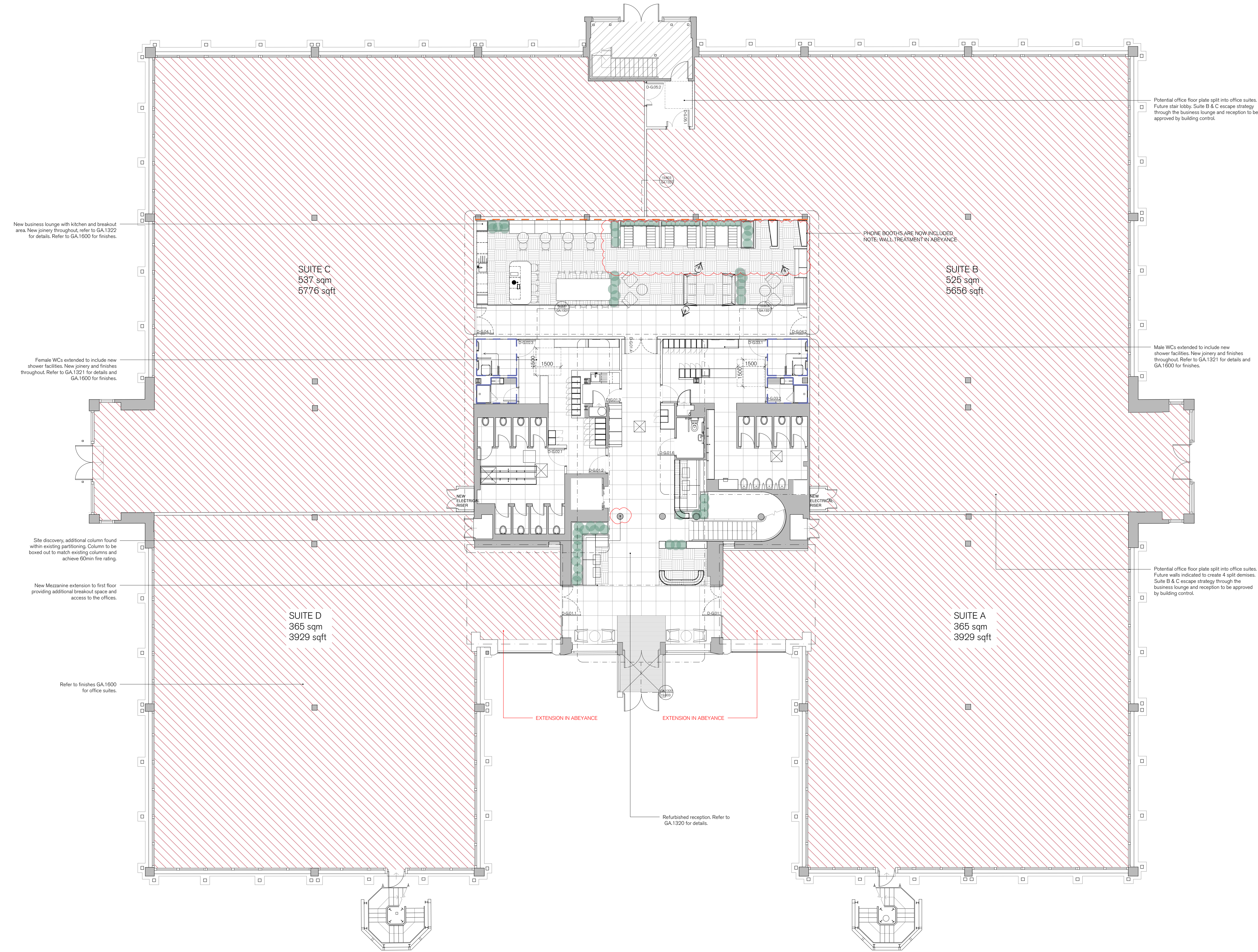
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023873
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	SEAConsulting.co.uk
Employer address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 December 2023
Date of certificate	12 December 2023



GENERAL NOTES

All drawings to be read in conjunction with all architectural and consultant information, refer to drawings and specification as marked throughout:

- Plans 1300s
- Finishes 1600s
- Signage 2700s
- Joinery 2600s
- Sanitary 2100s
- Internal Elevations 3400s

Refer to detail drawings as marked throughout.

All setting out is subject to full post strip-out measured survey.

Drawings to be read in conjunction with Structural, M&E information and Fire Strategy documentation (by others).

All details are for design intent ONLY. Contractor to review and revise details for approval following site investigation, confirmation of existing conditions, full measured building survey and specialist design.

Area out of scope/No works

Refer to internal elevation series CO.3400

Refer to sanitary series CO.3100

GA NOTES

All details are for design intent ONLY. Contractor to review and revise details for approval following site investigation, confirmation of existing conditions, full measured building survey and specialist design.

Refer to M&E information for extent of existing and proposed services equipment within plant rooms and riser areas. Any information shown on S&P drawings is indicative only.

Contractor to ensure that all redundant penetrations within floor slabs, partitions, walls, etc to be made good to match existing and provide fire rating in accordance with fire strategy.

New Structural Steels - All sizes and locations shown are indicative. Contractor to confirm layout of existing structure with full survey following strip-out works. Refer to Structural Engineer's documentation for details of new steelwork and alterations to existing.

Acoustic Performance - Contractor to ensure that all elements of construction are in accordance with acoustic report.

Service Penetrations - Contractor to refer to MEP information for quantity, location and size of service penetrations. Contractor to coordinate with structural engineer to ensure appropriate openings are created to accommodate service routes. All penetrations to be in accordance with fire and acoustic requirements.

Access Panels - Location, size and number of access panels contractor to refer to MEP information to be approved by project team on site in line with M&E requirements. All access panels to be beaded frame, metal door panels with budget lock - finish colour to match surround wall/ceiling finish. Fire rating as required in line with fire strategy.

Raised Access Floors - Contractor to retain and re-level existing raised access floors and replace any damaged panels.

Internal Doors - Refer to Door Type Schedule CO.3300. Specification for extent of works to new and existing doors.

New Partitions - Refer to GA.1340 series for wall types and GA.1610 series for finishes. Contractor to allow for patressing to be installed within partition walls to support any wall-mounted items, such as kitchen shelving.

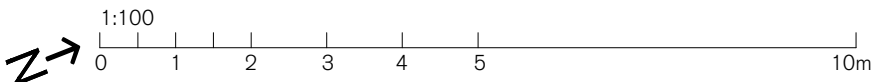
Existing Windows/Doors/Curtain Walling - Existing frames, sills, cappings and lintels to be cleaned.

Existing Wall Linings - in general contractor to make good all walls. Where cracks have appeared in plasterboard junctions contractor to remove isolated skim coat and provide jointing paper/mesh in accordance with manufacturer recommendation and refinish to reduce future movement. Walls to be redecorated as per finishes drawings.

Refer to Fire Strategy report for existing fire requirements for structural components.

Fire Stopping - Presence & condition of existing fire stopping to be reviewed and repaired as required to meet rating required by Fire Strategy. All fire stopping details to contractors design following intent drawings and on site review. Note, review of record drawings to also be carried out. All finishes subject to fire strategy requirements (by others). Surface linings of walls to achieve D-s3, d2 for small rooms of maximum internal floor area 30m², C-s3, d2 for other rooms and B-s3, d2 for other circulation spaces. Upholstered seating, carpets and other textile floor coverings and under-lays should be resistant to ignition as specified in BS7175-2007+A1:2011 v for resistance to ignition of upholstered furniture for non-domestic premises.

Ensure that all guarding can resist, as a minimum, the loads given in BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1.



SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE. THIS DRAWING IS COPYRIGHT.

REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
A	JUN '23	BL JOINERY CHANGES, COLUMN ADDED	CW	DH
-	-	-	-	-
-	-	-	-	-

PROJECT	ROUNDWOOD STOCKLEY PARK
DESCRIPTION	PROPOSED GROUND FLOOR PLAN
CLIENT	CURVE

DATE	MAY '23
SCALE AT A1	1:100
STATUS	CONSTRUCTION
DRAWN	LHB
CHECKED	DH

JOB NO	22.041
DRAWING NO	GA.1310
REV	A

S
& P