



To Let

5 The Square is a landmark office building in the heart of Stockley Park, one of Europe's premier business parks.

- New LED Lighting
- New metal tiled suspended ceiling and raised access floor
- Large floor plates
- New reception area
- Open plan, cellular and breakout area
- Fully refurbished lift cars 2 passenger & 1 goods lift
- New cladding panels
- 294 car parking spaces (1:251 sq ft)

5 The Square

Stockley Park, Uxbridge, UB11 1ET

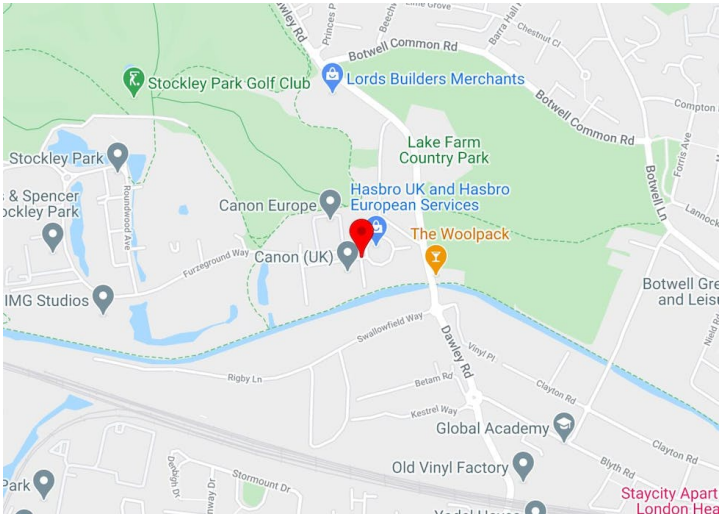
12,555 to 57,668 sq ft

1,166.40 to 5,357.53 sq m

Reference: #18303

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Summary

Available Size	12,555 to 57,668 sq ft / 1,166.40 to 5,357.53 sq m
Rent	£37.50 per sq ft
Service Charge	£7.63 per sq ft
Estate Charge	£2 per sq ft
EPC	A (25)

Description

Moving to Stockley Park is a progressive step for any business. One of Europe's premier business parks, this internationally renowned site in Uxbridge features award-winning amenities, first class office space and beautifully landscaped grounds.

Stockley Park Amenities

- Golf Course
- Nuffield Health Club
- Subway
- Greggs, Costa Coffee & WH Smith
- The Set Cafe
- Street Food Vendors

Stockley Park Occupiers

- Apple
- IMG
- Hasbro
- Canon
- Heidelberg
- Gilead

Location

The Park enjoys some of the best communication links in the South East, located adjacent to the M4, close to the M25 and with excellent rail connections to Central London and the Thames Valley.

Heathrow Airport is only 3 miles away, and provides a springboard into mainland Europe for a constant stream of park visitors and occupiers.

Accommodation

Floor/Unit	Description	sq ft	Availability
3rd	Third Floor	18,313	Available
2nd	Second	18,320	Available
1st	Part First	12,555	Let
Ground	Part Ground Floor	8,480	Available
Total		57,668	

Specification

- New suspended ceiling and raised access floor
- Fully refurbished lift cars
- 2 passenger & 1 goods lift
- New VRF air conditioning system
- Internal design conditions 24°C ± 2°C,
- New LED lighting, new PIRs system
- Remodelled WCs. Shower and locker facilities at the ground floor
- BREEAM Very Good rating
- EPC A rating
- 1:251 sq.ft. (265 car spaces)
- New building management system

Viewings

Strictly by appointment by the joint agents.

