



OFFICE TO LET

## 4 LONGWALK ROAD

4 Longwalk Road, Stockley Park, Uxbridge, UB11 1FE

PART FITTED & FURNISHED MODERN OFFICES, READY FOR IMMEDIATE  
OCCUPATION IN STOCKLEY PARK

24,924 SQ FT (2,315.52 SQ M)

# NEWMARK

To Let

# 4 Longwalk Road, Stockley Park, Uxbridge, UB11 1FE

## Summary

|                |                  |
|----------------|------------------|
| Available Size | 24,924 sq ft     |
| Rent           | £37.64 per sq ft |
| Rateable Value | £15              |
| Service Charge | £19.75 per sq ft |
| EPC Rating     | A                |

## Description

The available floor is partially fitted & furnished and is ready for immediate occupation. Building amenities include manned reception, cycle racks, changing facilities with showers and lockers, solar panels and EV charging points.

The building has an EPC A rating, and is BREEAM ‘Excellent’.

The lease permits sub-division of the space to suit individual requirements.

## Location

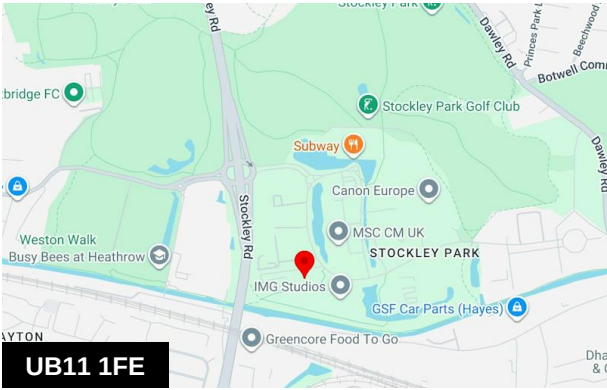
Stockley Park is an established business park location just 2 miles from Heathrow Airport, set within approx. 90 acres of landscaped parkland. It combines modern office space with scenic lakes, walking trails, and green open areas - creating a unique, high-quality environment for leading global companies including Canon, Reckitt and Hasbro. Exceptionally well-connected, Stockley Park offers immediate access to the M4, M25, and A408, with direct links to Heathrow and central London.

It is served by nearby Hayes & Harlington and West Drayton stations on the Elizabeth Line, along with frequent bus services and on-site parking - making commuting convenient from all directions. Alongside its Grade II-listed landscaped setting, the park features a public golf course, fitness centre, and country park, supporting employee wellbeing and work-life balance. Stockley Park delivers a prestigious workplace in one of the UK's most strategically located business hubs.

## Accommodation

The accommodation comprises the following areas:

| Name               | sq ft         | sq m            | Availability |
|--------------------|---------------|-----------------|--------------|
| 2nd - Fitted floor | 24,924        | 2,315.52        | Available    |
| <b>Total</b>       | <b>24,924</b> | <b>2,315.52</b> |              |



## Viewing & Further Information

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