

To Let

**3 Furzeground Way, Stockley Park, Uxbridge, UB11
1EZ**

5,650 to 46,024 sq ft

- Landmark Stockley Building
- Newly Refurbished
- Electric Car Charge Points
- 24 Hour Access and Security
- Goods Lift and Loading



Location

Set in 400 acres of landscaped environment. Stockley Park offers a wide range of amenities. 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.

Description

Specification

- New VRF air-conditioning
- Suspended ceilings with LED lighting
- Raised floor
- Goods lift
- 2 x passenger lifts
- 24 hour access and security
- Newly refurbished WCs and showers
- Newly refurbished building reception and common areas
- Car parking ratio 1:307 sq ft

Terms

The accommodation is available by way of a new lease on the whole.

Viewings

Strictly by appointment by the joint sole agents.

Accommodation

Floor/Unit	Description	Sq ft	Availability
2nd	Part Second Floor	18,318	Available
1st	Part First Floor	20,656	Available
Total		38,974	

EPC

This property has been graded as C (67).

Rent

£33.50 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: £10.26 per sq ft

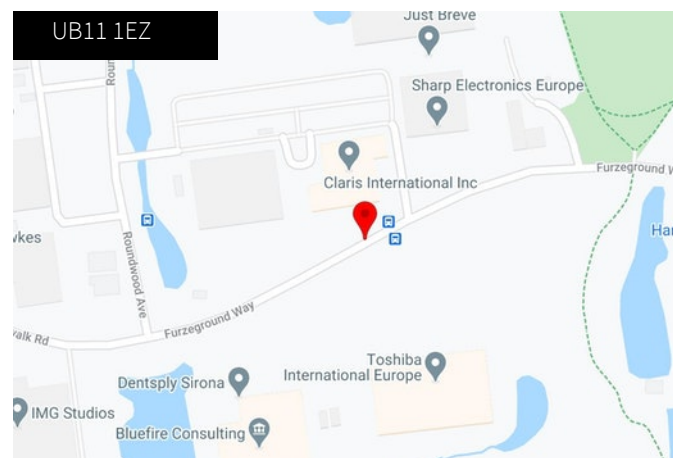
Tenants should make their own enquires direct with the local authority

Service Charge

£7.62 per sq ft

Estate Charge

£2.33 per sq ft



Contacts

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