



**5 THE** | STOCKLEY  
**SQUARE** | PARK



# A MODERN CLASSIC

5 THE SQUARE IS A LANDMARK OFFICE BUILDING AT THE HEART OF STOCKLEY PARK, ONE OF EUROPE'S PREMIER BUSINESS PARKS.





**5 THE SQUARE** has been comprehensively refurbished, transforming the existing building both inside and out to deliver stunning new office premises.









# MAKING AN ENTRANCE

TOWERING TOTEMS DEFINE  
THE ARRIVAL EXPERIENCE  
CREATING AN UNRIVALLED  
FIRST IMPRESSION.

The entrance is flanked by  
elegant double-height fins giving  
the building a presence befitting  
an international HQ.



# BRINGING THE OUTDOORS IN

THE REVITALISATION OF THE BUILDING'S  
ATRIUM ADDS TO THE SENSE OF ARRIVAL.





The interstitial space between the internal and external entrance doors have been transformed creating a grand sense of arrival, providing a clear, defined path into the newly expanded reception area.







The comprehensive remodelling of the reception area creates a contemporary, generous space that serves as an impressive arrival area as well as a functional, informal meeting area.





# A WARM WELCOME

OUR FRIENDLY RECEPTION TEAM ARE ON HAND TO HELP WITH YOUR EVERY NEED FROM BOOKING TAXIS TO ADVISING ON LOCAL AMENITIES AND EVENTS AT THE PARK.



# FLEXIBLE & EFFICIENT

SPACE AVAILABLE FROM 8,480 SQ FT



THE FOUR-WINGED FLOOR PLATES ARE  
LARGE, FLEXIBLE AND LIGHT, PROVIDING  
PANORAMIC VIEWS OF THE PARK.





There is 63,444 sq ft (5,894.1 sq m) of contiguous space currently available, with flexibility to provide suites from 8,480 sq ft (787.8 sq m).





CREATING AN INSPIRING &  
MODERN ENVIRONMENT

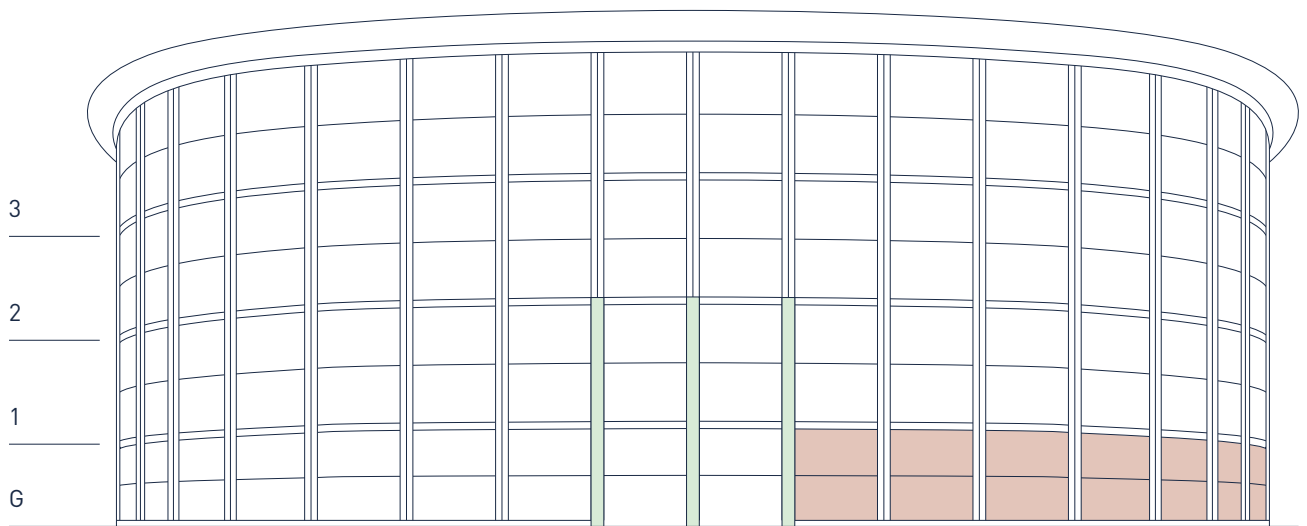




Indicative CGI of a flexible and creative fit-out.

See the website for more inspiration.

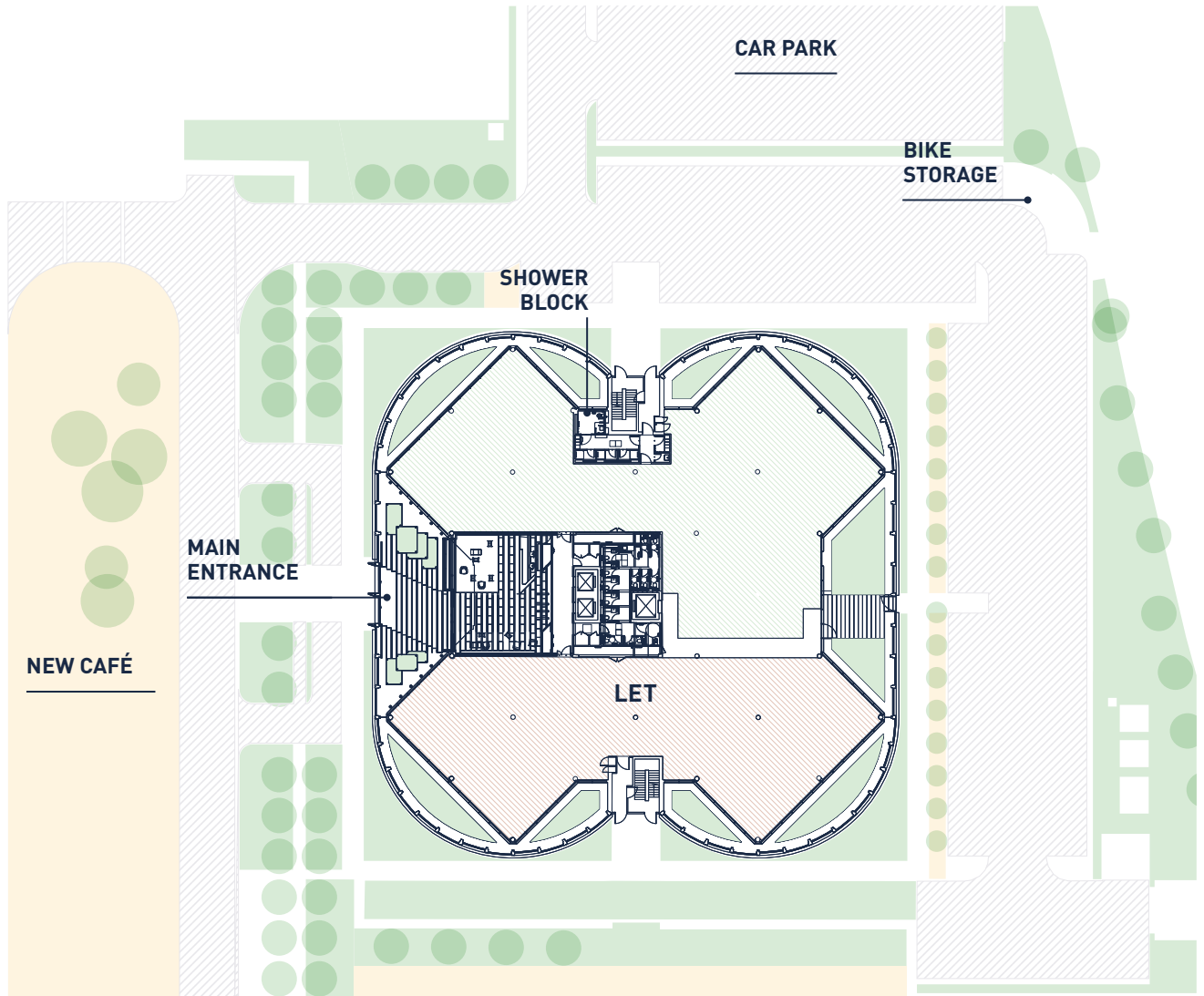
# SCHEDULE OF AREAS



<b>FLOOR AREAS (IPMS 3)</b>	<b>SQ M</b>	<b>SQ FT</b>
THIRD FLOOR	1,701.3	18,313
SECOND FLOOR	1,702.0	18,320
FIRST FLOOR	1,703.0	18,331
PART GROUND FLOOR	787.8	8,480
PART GROUND FLOOR	LET	LET
<b>TOTAL</b>	<b>5,894.1</b>	<b>63,444</b>



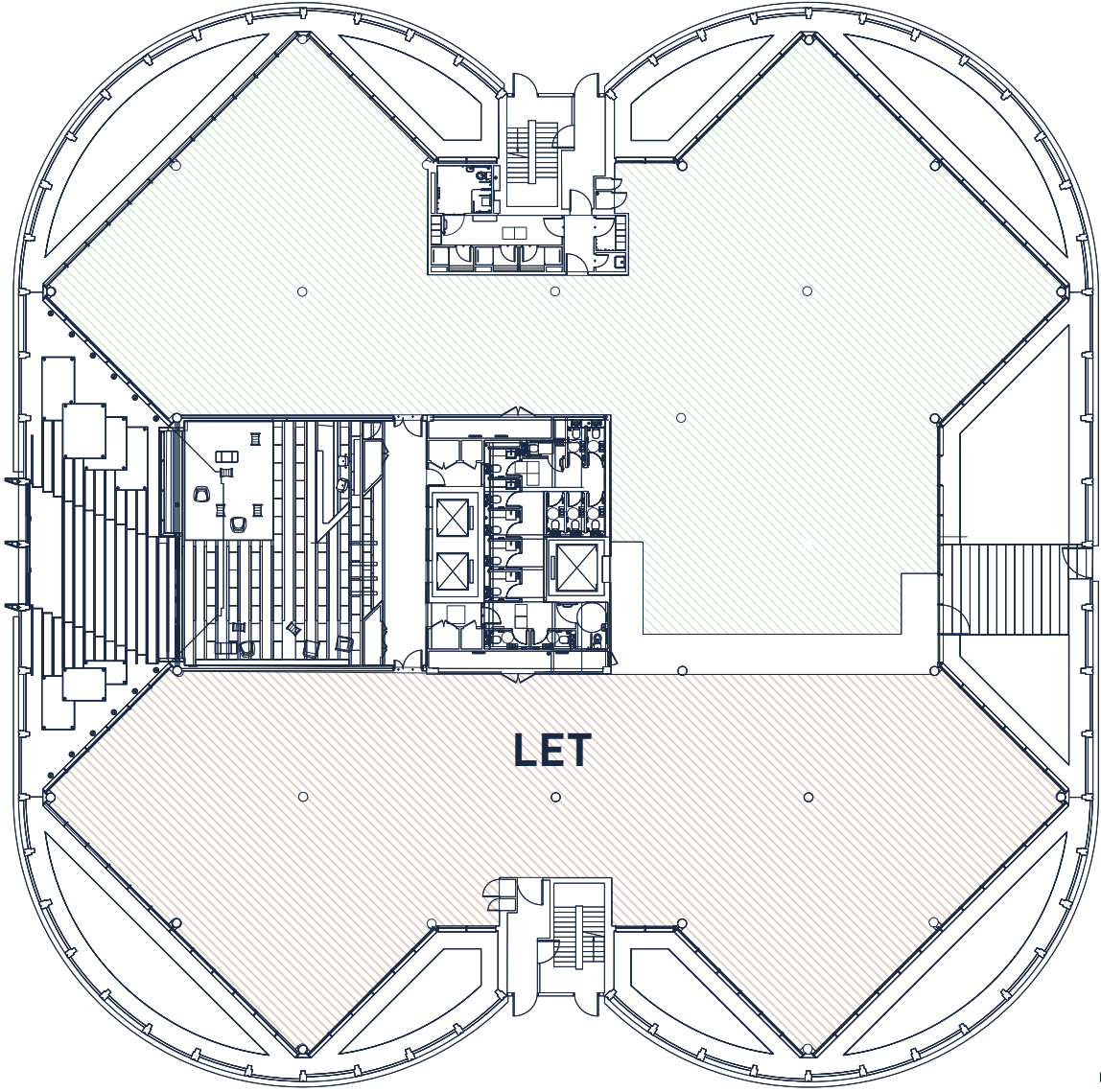
# SITE PLAN



265 CAR SPACES (1:239 SQ FT IPMS3)

32 SECURE BIKE SPACES

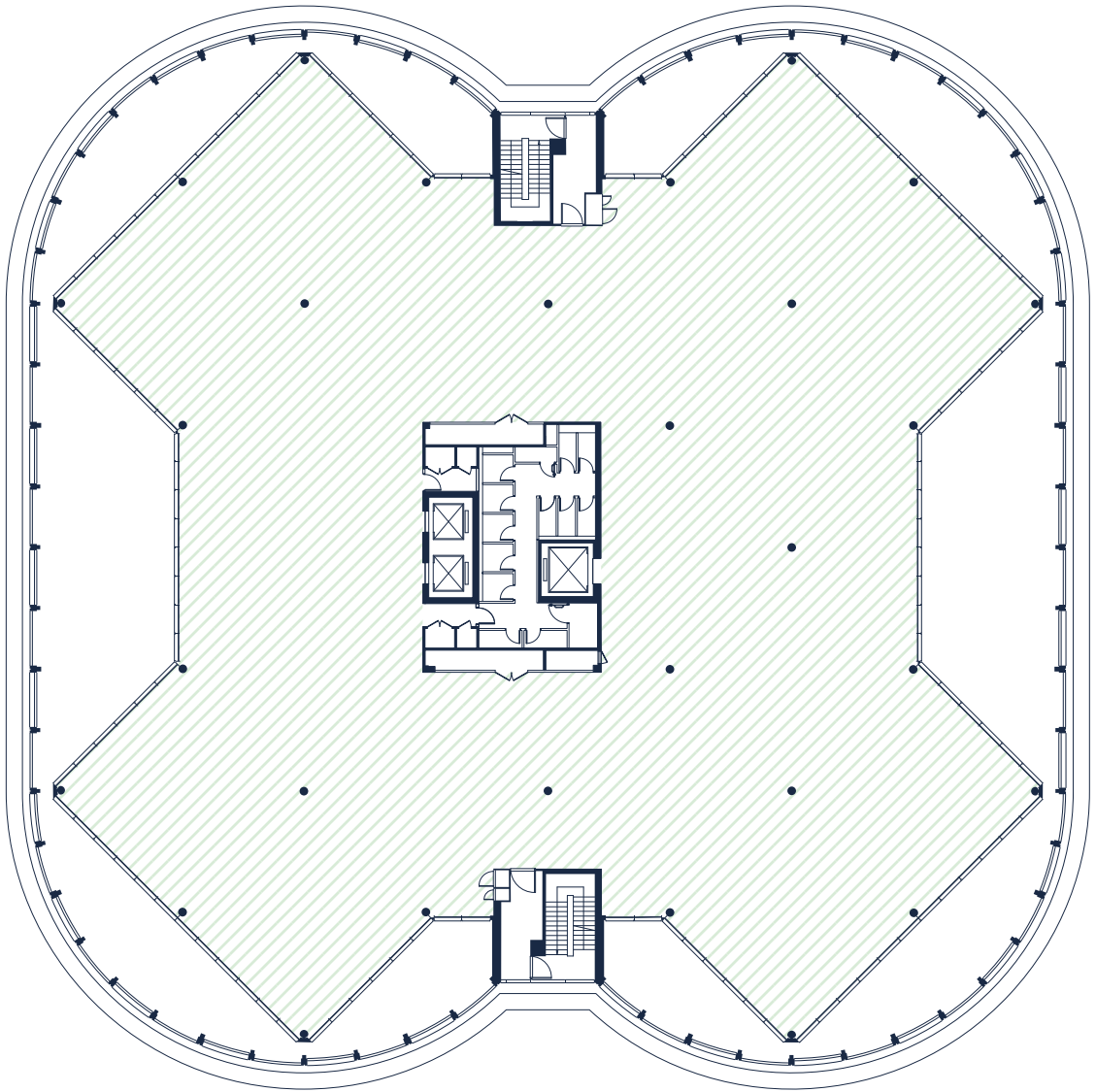
# GROUND FLOOR PLAN



 OFFICE SPACE



# TYPICAL UPPER FLOOR PLAN

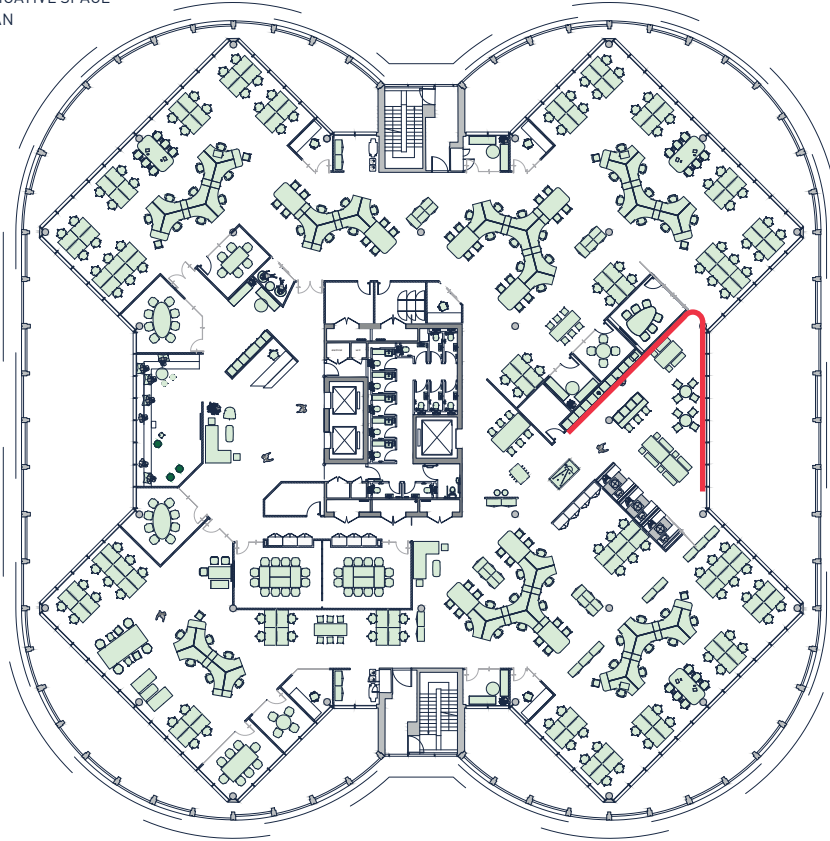


 OFFICE SPACE

# AGILE PLAN

## 218 DESKS

INDICATIVE SPACE  
PLAN



### MEETING ROOMS

2 X 12P MEETING ROOM

2 X 8P MEETING ROOM

2 X 6P MEETING ROOM

5 X 4P MEETING ROOM

### OFFICE SPACE

1 X RECEPTION / WAITING

153 X FIXED DESKS

65 X HOT DESKS

### AGILE SPACES

3 X TOUCHDOWN  
AREAS - 18 SEATING  
OPPORTUNITIES

4 X COLLABORATION  
SPACES

5 X FOCUS ROOMS

1 X 1-2-1 ROOMS



VIEW FROM THIS ANGLE

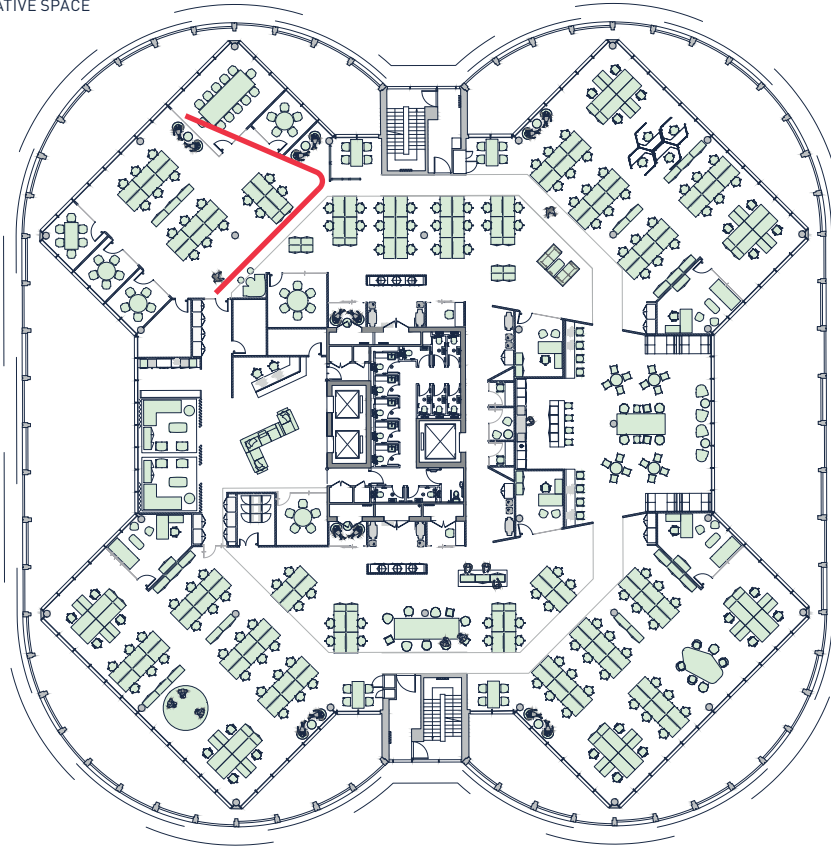
BREAKOUT AREA  
OPEN PLAN LAYOUT



# PROFESSIONAL PLAN

**164 DESKS**

INDICATIVE SPACE PLAN



## MEETING ROOMS

1 X 12P MEETING ROOM

4 X 5P MEETING ROOM

2 X 6P MEETING ROOM

## OFFICE SPACE

1 X RECEPTION/WAITING

2 X BUSINESS LOUNGES

148 X OPEN PLAN DESKS

2 X HOT DESK AREAS - 16 SEATING OPPORTUNITIES

5 X EXEC OFFICES

4 X FOCUS ROOMS

6 X 4P TOUCH DOWN SPACES

3 X 1-2-1 ROOMS

4 X INFORMAL MEETING - 10 SEATING OPPORTUNITIES

2 X COLLABORATION BOOTH SEATING - 8 SEATING POSITIONS

4 X CONCENTRATION SPACES



VIEW FROM THIS ANGLE

PROFESSIONAL OPEN PLAN LAYOUT

# BUILDING SPECIFICATION

<b>OCCUPATIONAL DENSITY</b>	1:10 sq m NIA (can upgrade to 1:8 sq m NIA, if required)
<b>FLOORS AND CEILINGS</b>	New raised access floors New metal tile suspended ceiling Finished ceiling heights: 2740 mm Raised floor void 390 mm approx.
<b>LIFTS</b>	2 × 13 persons refurbished passenger lifts 1 × 2000 kg refurbished goods lift
<b>MECHANICAL SERVICES PERFORMANCE</b>	New, highly efficient, flexible, simultaneous heating and cooling VRF systems with fresh air delivery via underfloor void
<b>LIGHTING</b>	Low energy, high efficiency LED lighting with occupant and daylight sensors
<b>WC AND SHOWER PROVISION</b>	New superloo WCs on all levels Brand new shower and locker facilities on ground floor
<b>SUSTAINABILITY</b>	BREEAM – “Very Good” EPC rating – A[25] One of the Thames Valley’s greenest office buildings
<b>PARKING &amp; CYCLING</b>	265 car spaces (1:239 sq ft IPMS3) 32 cycle racks

Stockley Park has recently been awarded the Green Flag award 2017 and Gold Award London in Bloom 2017. These awards recognise the parks commitment to outdoor green spaces and improving the local environment.

The landscaped park provides the perfect setting for keeping fit and healthy, with the ‘Trim trail’, jogging routes, boot camps and yoga.

Wellness is at the core of the building’s design with new shower and locker facilities, and secure bicycle storage.





# AWAY FROM YOUR DESK



Indicative CGIs of The Set

## AN ABUNDANCE OF AMENITIES ON YOUR DOORSTEP - A PERFECT WORKING ENVIRONMENT

A brand new coffee hub will be built outside 5 The Square and offer tenants a great range of drinks, snacks and lunch items, as well as a place to meet and work if you need to get away from your desk.

- A. The Set Café
- B. Squareabouts Event Space





# A FINE BALANCE



Stockley Park Golf Course



Stockley Park Trim Trail



Nuffield gym and pool

MEETING PLACES, LEISURE AND FITNESS FACILITIES, A GOLF CLUB, WINE BARS AND CAFES ALL CATER TO THOSE LOOKING FOR AN ADVANTAGEOUS WORK-LIFE BALANCE.





Regular community and food market events



The Arena amenity hub

One of the recent additions to the park is the trim trail which is a great opportunity for staff to enjoy that energy boosting experience during the working day. This twinned with the ever expanding list of events and activities including Sudoku, mortgage surgery and photography club being held on the park enables the community to get immersed in being based on this established business park.



# MEET THE NEIGHBOURS



TRAVELODGE  
(COMING SOON)

TRIM TRAIL

STOCKLEY  
THINK TANK

BUSY BEES  
CHILD CARE

1



3

Sams<sup>o</sup>nite

5



7



2

Canon

4

TOSHIBA

6



8

SHARP



STOCKLEY PARK IS HOME TO SOME OF THE WORLD'S BEST KNOWN BUSINESSES. FROM HI-TECH GIANTS TO PHARMACEUTICAL HEAVY-WEIGHTS TO SOME OF THE WORLD'S BEST KNOWN RETAILERS. WHATEVER YOUR BUSINESS, YOU'LL BE IN GOOD COMPANY.

GOLF COURSE

THE SET CAFE FACILITY (COMING SOON)

BOOT CAMP

TABLE TENNIS

EVENT SPACE



9



11



13



15



10



12



14



16

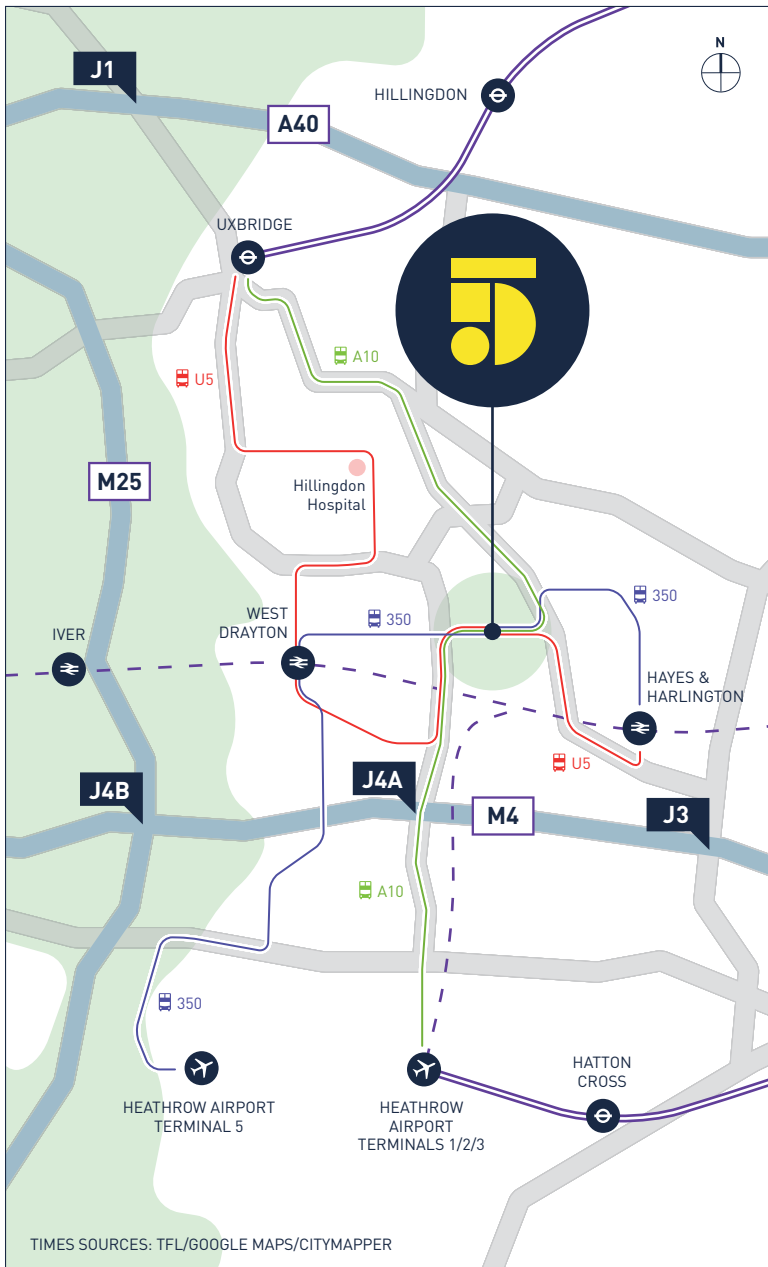


# GETTING TO 5 THE SQUARE

Stockley Park is accessible via excellent transport connections. A choice of rail services, extensive bus networks plus ample parking provide many ways to get to and from the Park.



**12 minutes by taxi from Heathrow Airport**



## FROM CENTRAL LONDON 30 MINUTES



## FROM THE WEST LESS THAN 1 HOUR



## VIA BUS

FROM WEST DRAYTON (350)	12 MINS
FROM HAYES & HARLINGTON (U5 OR 350)	14 MINS
FROM HEATHROW EXPRESS STATION (A10)	19 MINS
FROM UXBRIDGE TUBE STATION (U5 OR A10)	27 MINS
FROM HEATHROW TERMINAL 5 (350)	30 MINS

## VIA ROAD

FROM M4 JUNCTION 4A	6 MINS
FROM M25/M4 JUNCTION 4B	8 MINS
FROM M4 JUNCTION J3	11 MINS
FROM M40/A40 JUNCTION 1	15 MINS



# FUTURE LINKS

With the arrival of Crossrail in 2019, occupiers at Stockley Park will be able to reach Bond Street in 20 minutes and Canary Wharf in 34 minutes from nearby Hayes & Harlington station.

Up to four services per hour will be available between Paddington and Heathrow in 2018, with the service fully operational in 2019.



ALL TIMES FROM HAYES & HARLINGTON (SOURCE: CROSSRAIL JOURNEY TIME CALCULATOR). \*FROM DECEMBER 2019

A DEVELOPMENT BY:



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Designed by The Looking Glass Design. April 2018







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[5THESQUARE.CO.UK](http://5THESQUARE.CO.UK)