

TWO GREENFORD SQUARE

GREENFORD SQUARE, LONDON UB6 0HE

From 9,418 sq ft - 97,028 sq ft

A self-contained office and education facility (dual D1 & B1 use), set in a six acre landscaped campus, offering secure on-site car parking, with excellent transport links into central London.



BUILDING OVERVIEW

Two Greenford Square is set in a six acre, multi-use, campus providing an attractive working environment within a landscaped setting.

The building is adjacent to the Ferrero UK HQ and the mixed-use Greystar regeneration, Greenford Quay.

Only a 9 minute walk to Sudbury Hill tube (Piccadilly Line) and overground station, with direct connections to London Marylebone in just 16 minutes.

Within an 8 minute walk from Greenford tube (Central Line) and overground station, with direct links to West Ealing in only 11 minutes, one of five Crossrail stations that the London Borough of Ealing has to offer.

TO LET

- Dual D1 & B1 use.
- HQ Campus of 97,028 sq ft.
- Self-contained options for 28,269 sq ft and 68,759 sq ft.
- 275 car parking spaces at a ratio of 1:353 sq ft.



GREENFORD QUAY REDEVELOPMENT

1,965 NEW HOMES AND 200,000 SQ FT OF COMMERCIAL ACCOMMODATION



GREENFORD QUAY

Greystar is creating a new canal-side neighbourhood, which is inclusive of the surrounding community and at a range of affordability levels. It will combine a wealth of amenities and exceptional customer service, to deliver an excellent experience for the residents as well as the wider area.

The new 26.5 acre development will include:

- 1,965 residential units and 200,000 sq ft of retail and commercial space.
- Resident amenities and community facilities.
- Cafes and restaurants.
- 70,000 sq ft of office space.
- 50,000 sq ft of retail space.
- High-quality and well-managed public open space.
- Canal-side landscaping, abundant green spaces and a new pedestrian bridge.
- Excellent transport links with mainline, underground and forthcoming Crossrail connections.

**THE EXISTING FIT-OUT
IS WELL SUITED FOR
EDUCATION PURPOSES
INCLUDING LECTURE
ROOMS, SEMINAR
ROOMS AND LIBRARY.**





STRIKING CENTRAL ATRIUM

The spacious central atrium provides a welcoming first impression.

The atrium links the two wings of the building and provides the opportunity for an occupier to have a central co-working area as well as easy access to an impressive amenity hub including a café/restaurant, business lounge, reception and relaxed break out environment.

Computer generated image is indicative only.

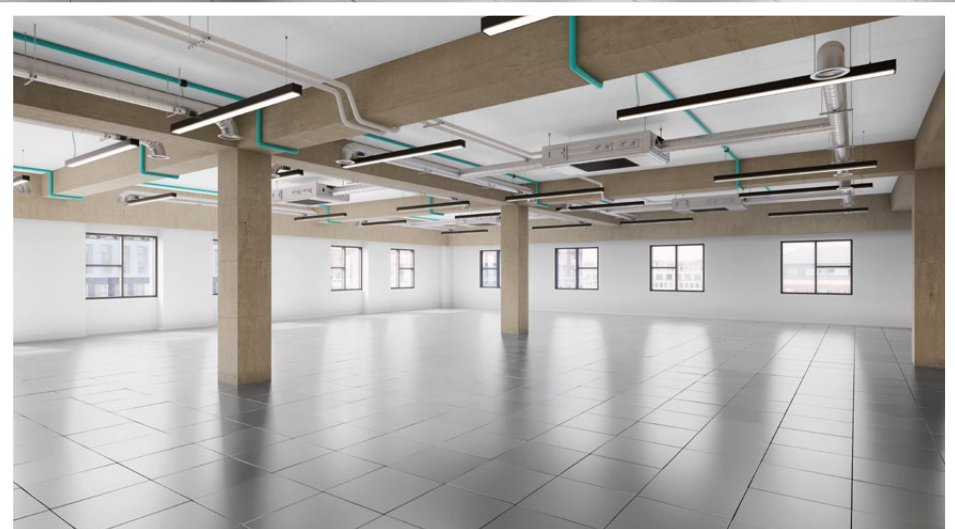


CAT A OFFICES TO YOUR SPECIFICATION

The office floors can be refurbished to an occupier's wishes and requirements.

With a minimum 3.5m slab to slab height throughout, occupiers have total flexibility in both the specification and finishes to best suit their needs.

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EXISTING SPECIFICATION

- Air conditioning.
- Raised floors.
- Suspended ceilings.
- Recessed lighting with PIRs.
- 3 x 10 person passenger lifts.
- Male, female & disabled WC's to each wing of each floor.
- 275 car parking spaces offering an excellent ratio of 1:353 sq ft.
- Further motorcycle and bicycle parking.
- Building reception with secure access control gates.
- Fully fitted restaurant/canteen facility.
- Highly secure with CCTV.
- Eight acre landscaped environment.
- EPC Rating E116.



AREA (IPMS3)

GROUND FLOOR*

WEST WING

EAST WING



SECOND FLOOR*

WEST WING

EAST WING



	WEST WING	EAST WING	FLOOR TOTAL
FOURTH FLOOR		12,795 sq ft	12,795 sq ft
THIRD FLOOR		13,026 sq ft	13,026 sq ft
SECOND FLOOR	9,451 sq ft	12,890 sq ft	22,341 sq ft
FIRST FLOOR	9,418 sq ft	12,892 sq ft	22,310 sq ft
GROUND FLOOR	9,400 sq ft	17,156 sq ft	26,556 sq ft
TOTAL	28,269 sq ft (2,626 sq m)	68,759 sq ft (6,388 sq m)	97,028 sq ft (9,014 sq m)

*Plans are indicative only

TRANSPORT & AMENITY

AMENITIES

- A** Greenford Quay
- B** David Lloyd Clubs
- C** Westway Shopping Centre
 - Boots Chemist
 - Costa
 - JD Sports
 - McDonald's
 - M&S Foodhall
 - Next
 - Sports Direct
 - Subway
 - TK Maxx
 - WH Smith
- D** Horsenden Park

BUSINESSES

- 1** Ferrero UK & Ireland
- 2** Sainsbury's Distribution
- 3** Tesco Direct Distribution
- 4** Sotherby's
- 5** Brompton Bicycle Ltd
- 6** Wincanton plc
- 7** IBM
- 8** Royal Mail

WALKING DISTANCES

Greenford Underground
& Railway Stations
8 MINS

Sudbury Hill Underground
& Railway Stations
9 MINS

SATNAV: UB6 0HE

ROAD

A40 **1 MILE**

M4 (J3) **7 MILES**

M40 **7 MILES**

M25 (J16) **10 MILES**

West End **11 MILES**

AIR

London Heathrow Airport
8 MILES



Northolt Airport
(private jet) **5 MILES**

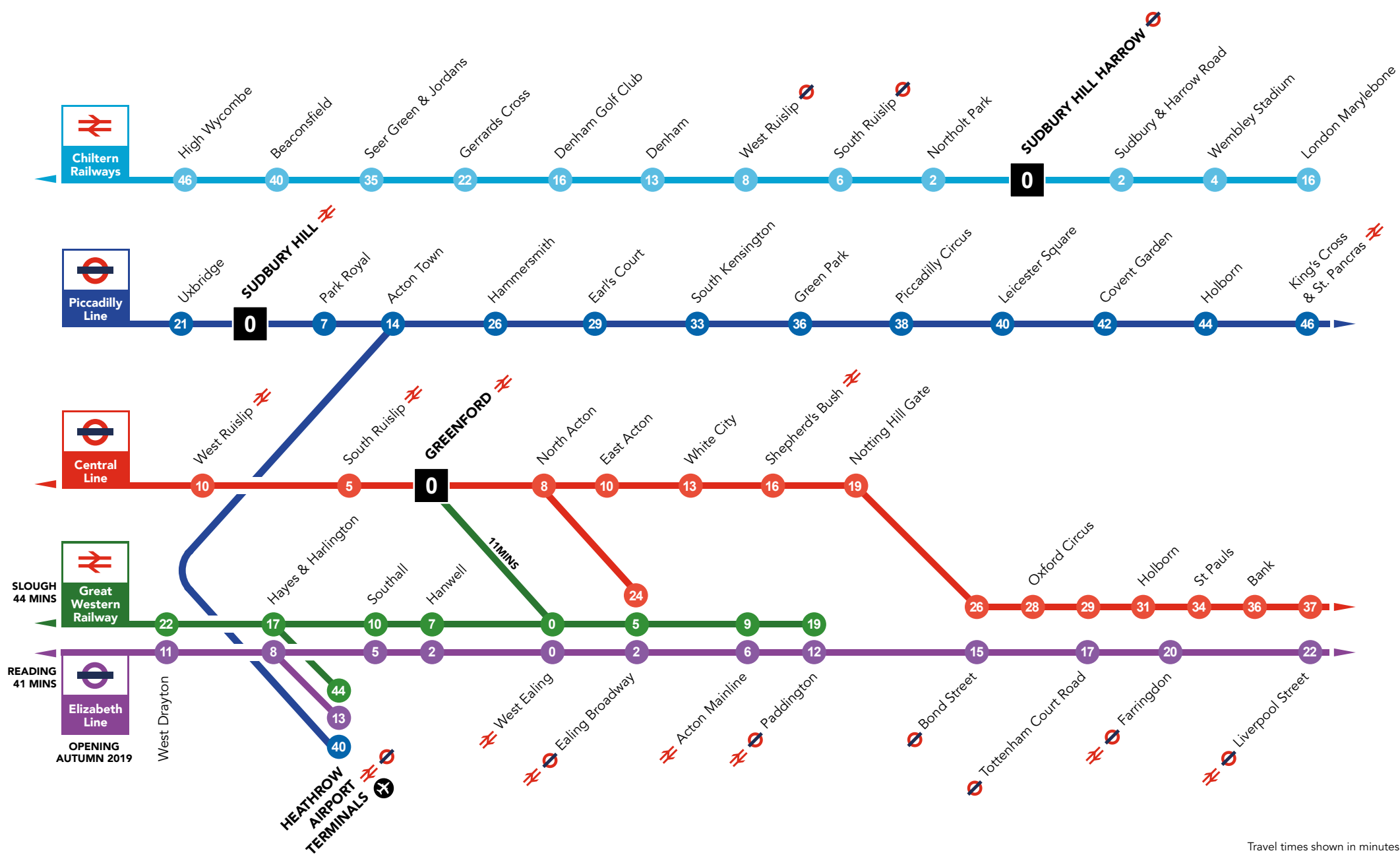
BUS

4 bus routes linking to
Ealing, Uxbridge, Harrow
and Hounslow.



TRAVEL TIMES

 National Rail
 London Underground



Travel times shown in minutes



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Terms: **Competitive terms available on application (subject to surrender of existing lease).**

Viewing: **By the joint sole agents on behalf of the Landlord.**

twogreenfordsquare.co.uk

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