



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 72,857 sq ft of new office space.



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.





A WARM WELCOME

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

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



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

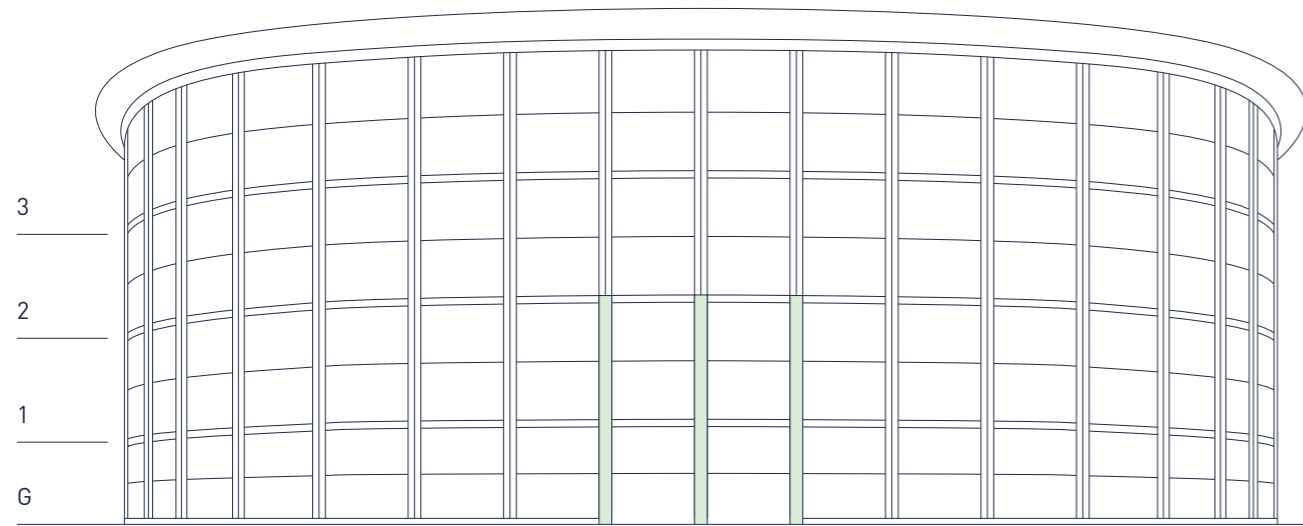
There is 65,739 sq ft (6,107 sq m) of contiguous space currently available, with flexibility to provide suites from 8,480 sq ft (787.8 sq m).



Indicative fit-out.

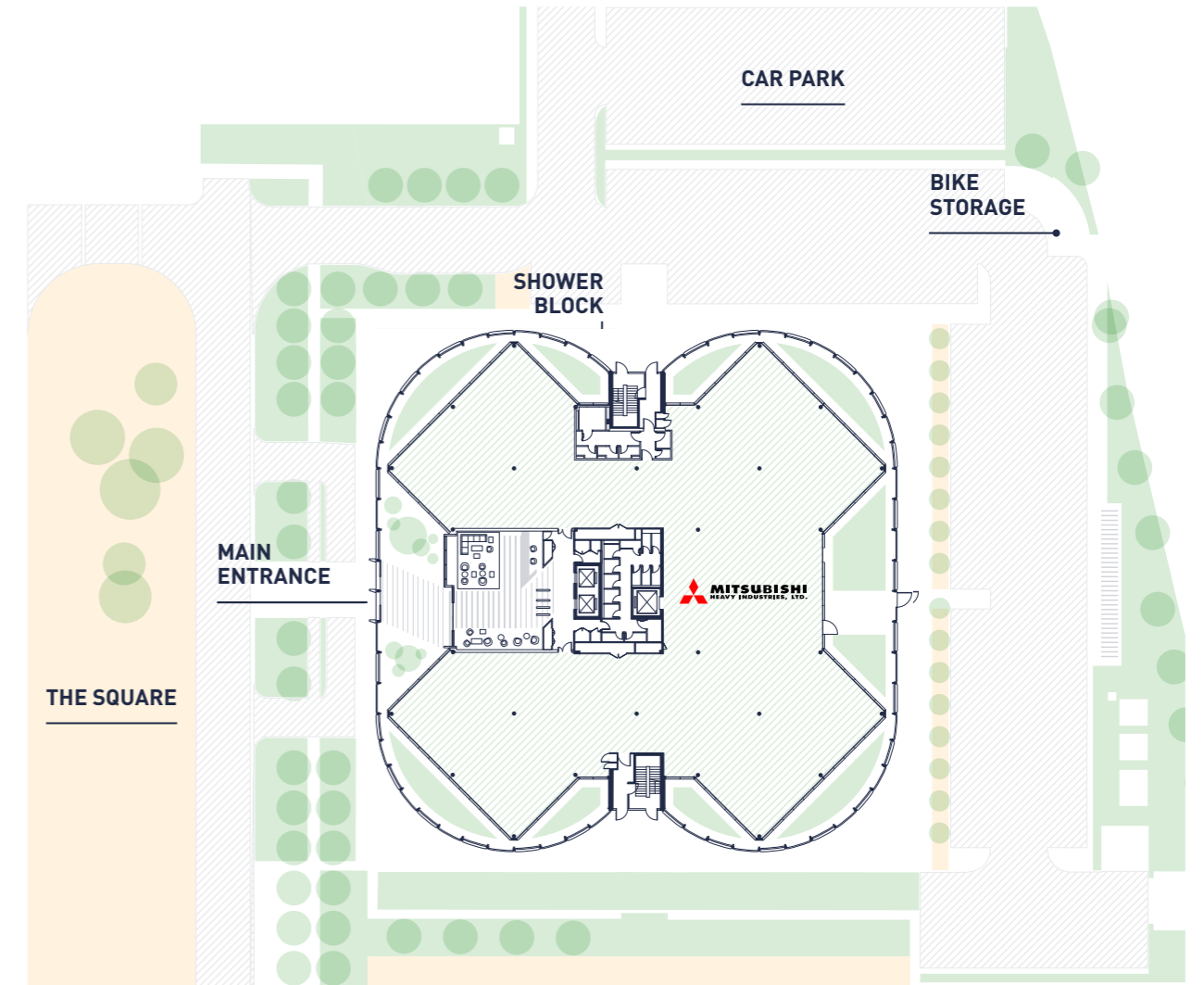
See [5THESQUARE.CO.UK/WORKSPACE](https://www.5thesquare.co.uk/workspace) for more inspiration

SCHEDULE OF AREAS



FLOOR AREAS (IPMS 3)	SQ M	SQ FT
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
TOTAL	6,107	65,739

SITE PLAN



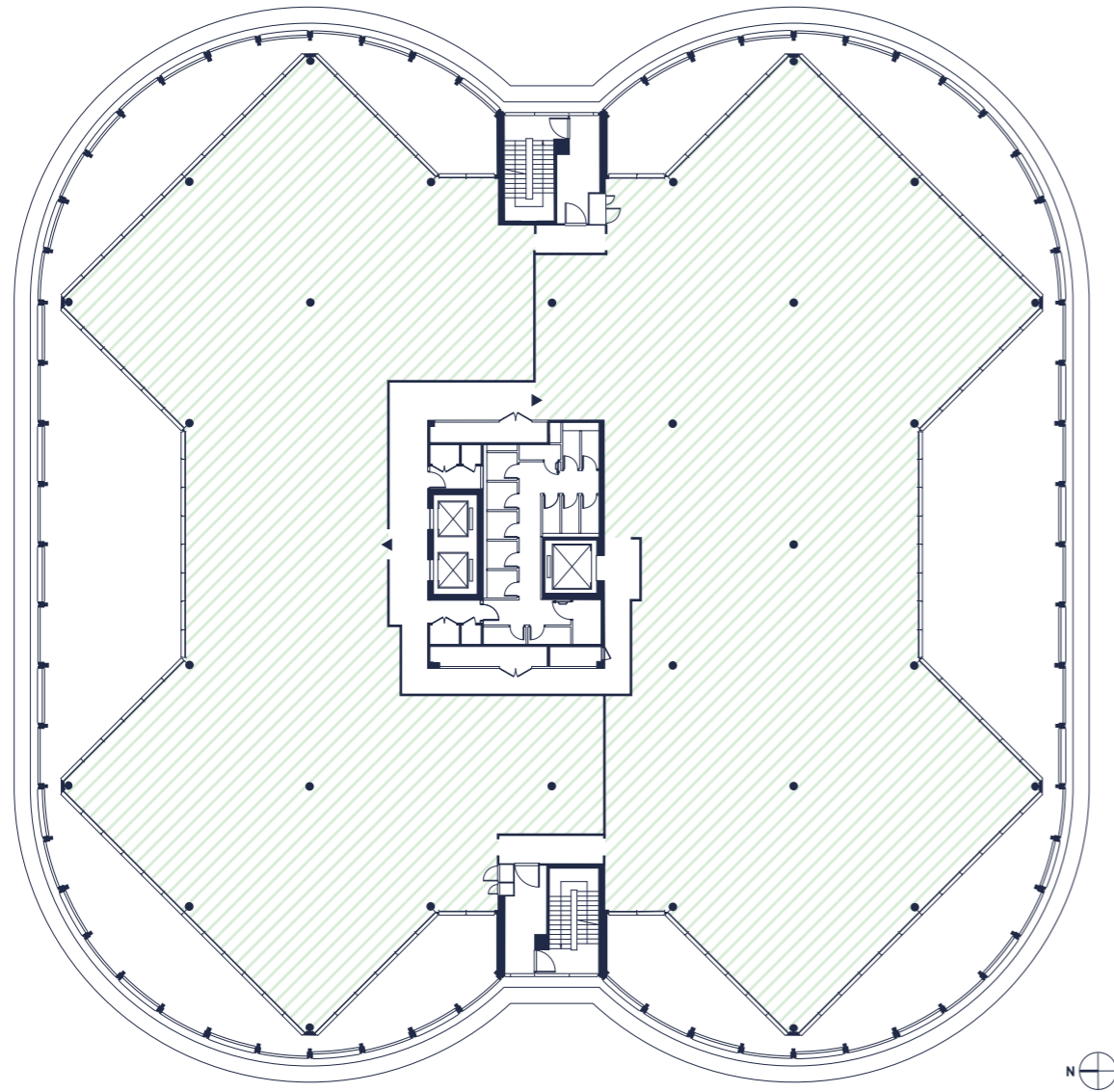
**NEW PLAN
REQUIRED**

294 CAR SPACES (1:248 SQ FT IPMS3)

32 SECURE BIKE SPACES



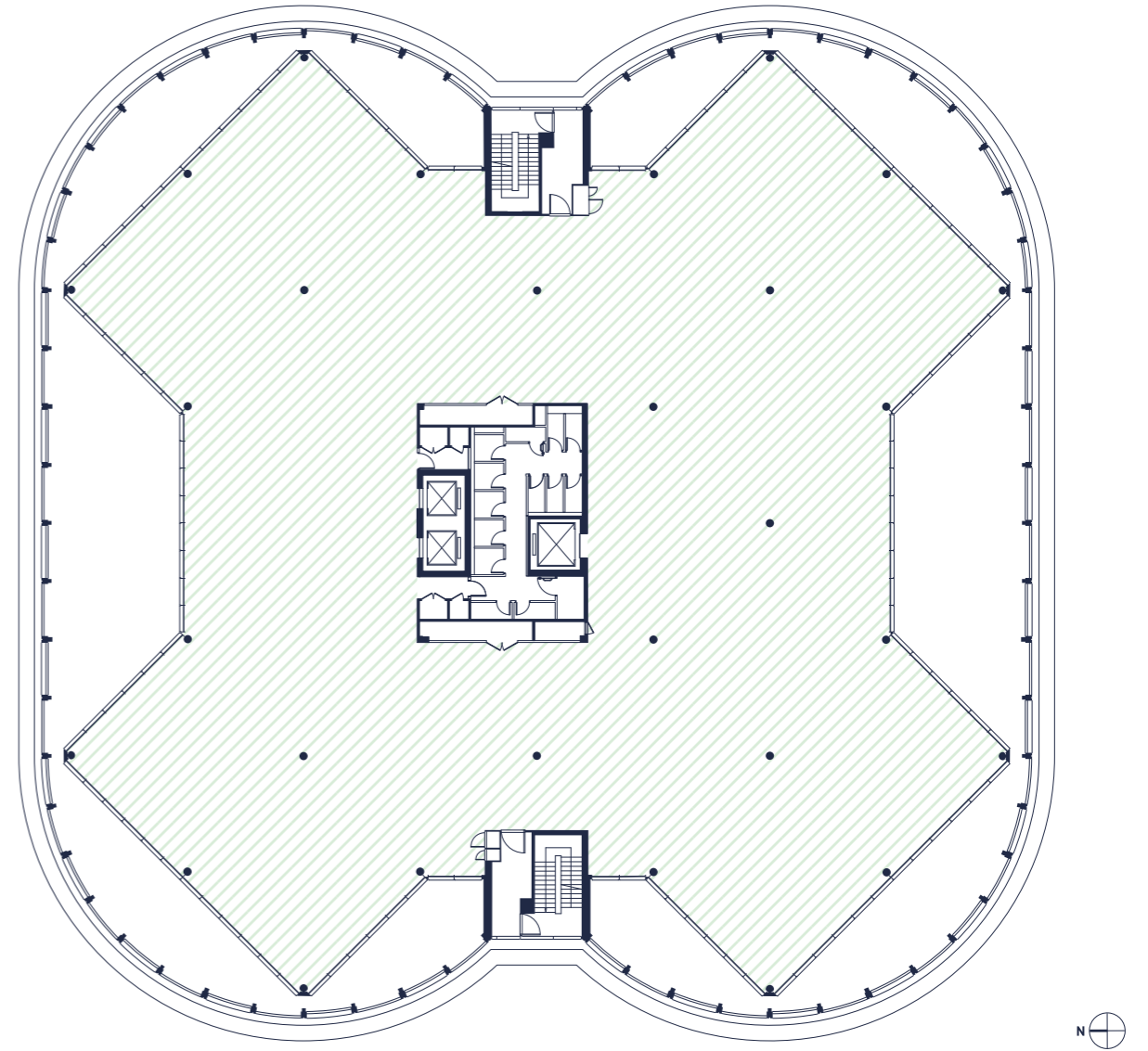
GROUND FLOOR PLAN



**NEW PLAN
REQUIRED**

 OFFICE SPACE

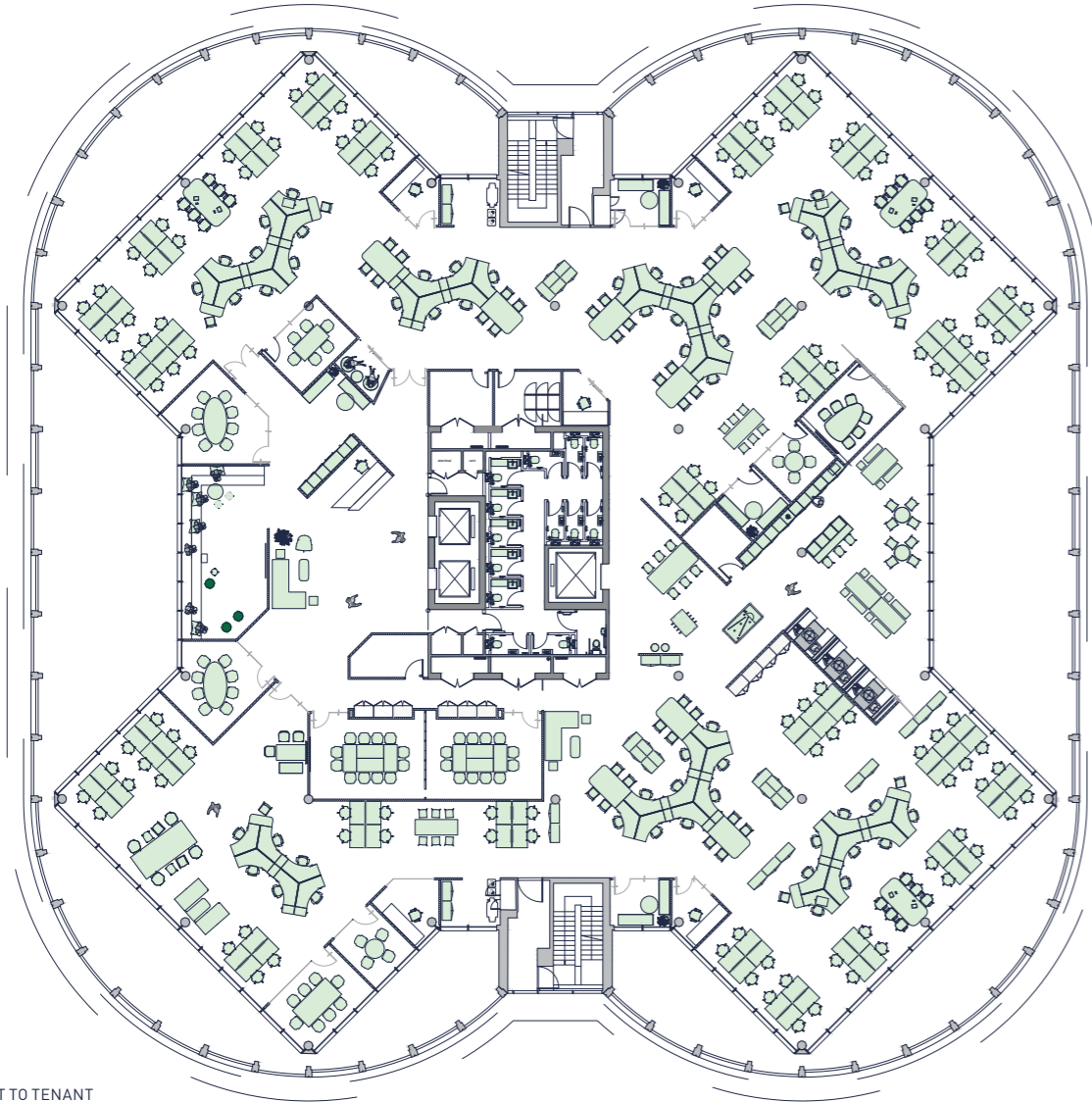
TYPICAL UPPER FLOOR PLAN



 OFFICE SPACE

AGILE PLAN

11 SQ M PER PERSON



SUBJECT TO TENANT FIT OUT REQUIREMENTS

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

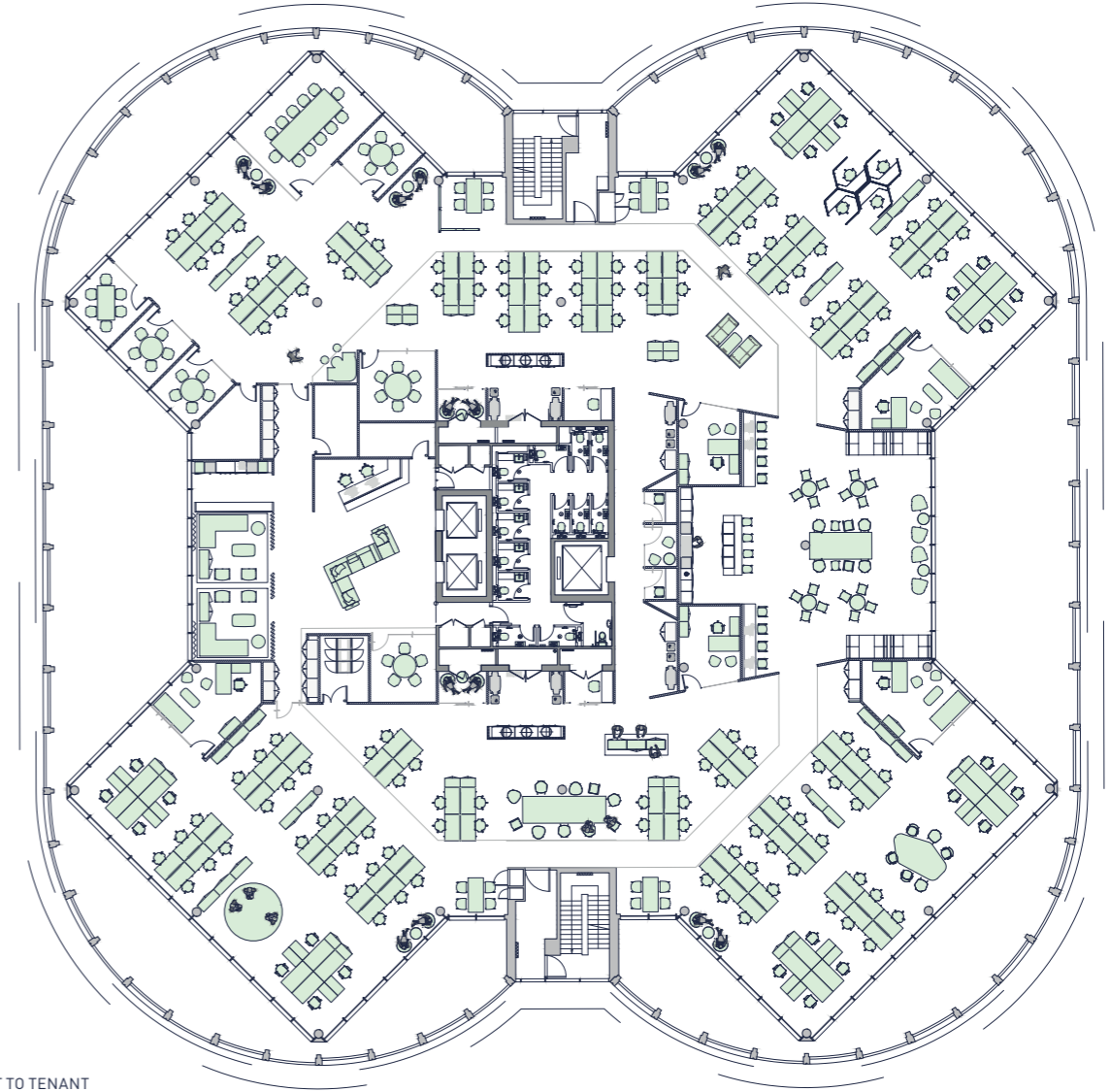
FACILITIES

- 1 X BREAK-OUT - 41 SEATING OPPORTUNITIES
- 2 X TEA POINT
- 1 X PRINT ZONE
- 3 X STORE ROOMS
- 1 X GAMES ZONE
- 1 X COMMS ROOM



PROFESSIONAL PLAN

11 SQ M PER PERSON



SUBJECT TO TENANT FIT OUT REQUIREMENTS

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

FACILITIES

- 1 X BREAKOUT - 48 SEATING OPPORTUNITIES
- 2 X TEA POINT
- 4 X PRINT AREAS
- 2 X STORE ROOMS
- 1 X COATS / POST ROOM

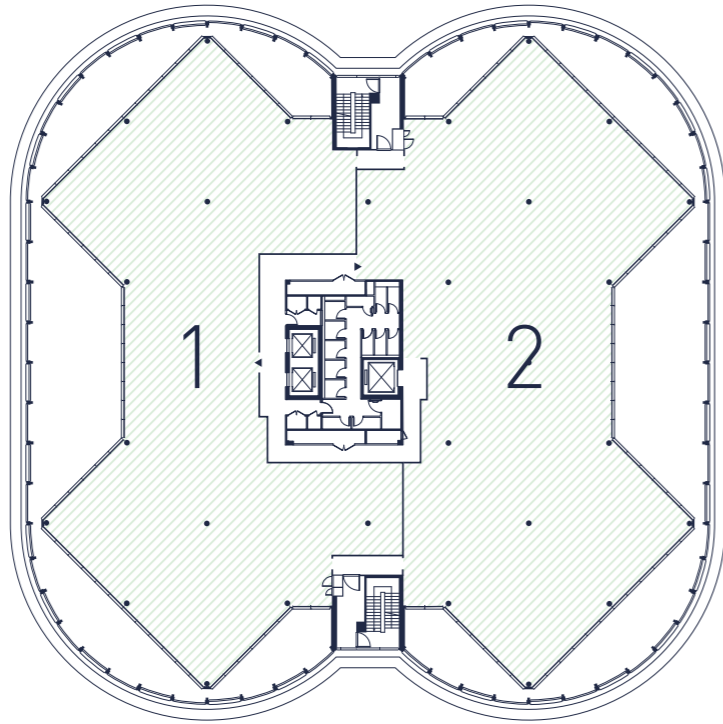


TENANT SUBDIVISION

INDICATIVE



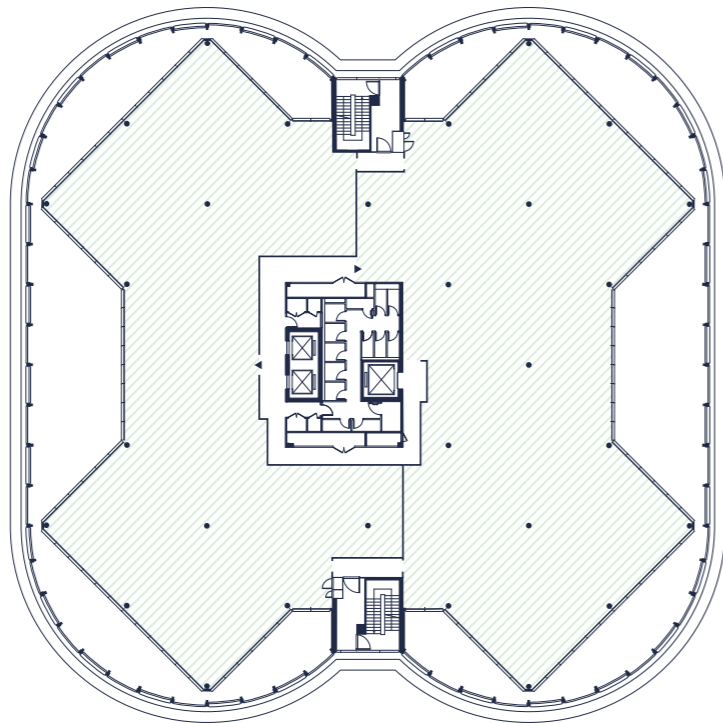
 OFFICE SPACE



FLOOR AREAS (IPMS 3)	SQ M	SQ FT
OFFICE 1	772.0	8,310
OFFICE 2	828.0	8,912

**4 TENANT
SPLIT PLAN
REQUIRED**

FLOOR AREAS (IPMS 3)	SQ M	SQ FT
OFFICE 1	000	000
OFFICE 2	000	000
OFFICE 3	000	000
OFFICE 4	000	000



BUILDING SPECIFICATION

OCCUPATIONAL DENSITY	1:10 sq m NIA (can upgrade to 1:8 sq m NIA, if required)
FLOORS AND CEILINGS	New raised access floors New metal tile suspended ceiling Finished ceiling heights: 2740 mm Raised floor void 390 mm approx.
LIFTS	2 x 13 persons refurbished passenger lifts 1 x 2000 kg refurbished goods lift
MECHANICAL SERVICES PERFORMANCE	New, highly efficient, flexible, simultaneous heating and cooling VRF systems with fresh air delivery via underfloor void
LIGHTING	Low energy, high efficiency LED lighting with occupant and daylight sensors
WC AND SHOWER PROVISION	New superloo WCs on all levels Brand new shower and locker facilities on ground floor
SUSTAINABILITY	BREEAM – “Very Good” EPC rating – A(25) One of the Thames Valley’s greenest office buildings
PARKING & CYCLING	294 car spaces (1:248 sq ft IPMS3) 32 cycle racks

MEET THE NEIGHBOURS

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.



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6



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12



14



16



A FINE BALANCE



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

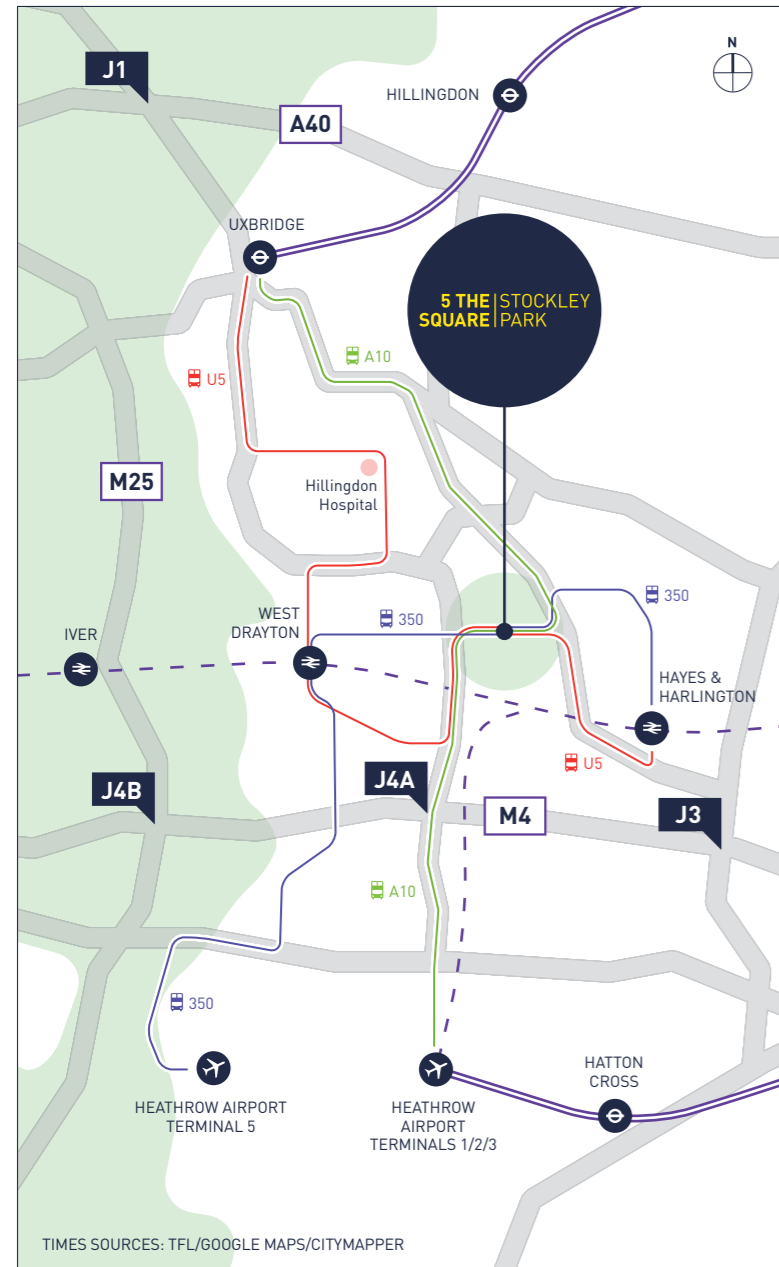
The landscaped park provides the perfect setting for keeping fit and healthy, with the 'Trim trail', jogging routes, boot camps and yoga.

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

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**



TIMES SOURCES: TFL/GOOGLE MAPS/CITYMAPPER

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:



DEVELOPMENT MANAGER:

O X Y G E N

LEASING AGENTS:



KATE CLARK
020 8283 2535
kate.clark@eu.jll.com

MATTHEW PARRY
020 7852 4120
matthew.parry@eu.jll.com



ANDY NIXON
020 3909 6830
andy.nixon@knightfrank.com

WILL FOSTER
020 7861 1293
will.foster@knightfrank.com

www.5thesquare.co.uk

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Designed by The Looking Glass Design. Feb 2018



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