



To Let

3 Furzeground Way offers comprehensively refurbished offices of the highest quality, which are flexible to a potential tenants needs.

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

3 Furzeground Way

Stockley Park, Uxbridge, UB11 1EZ

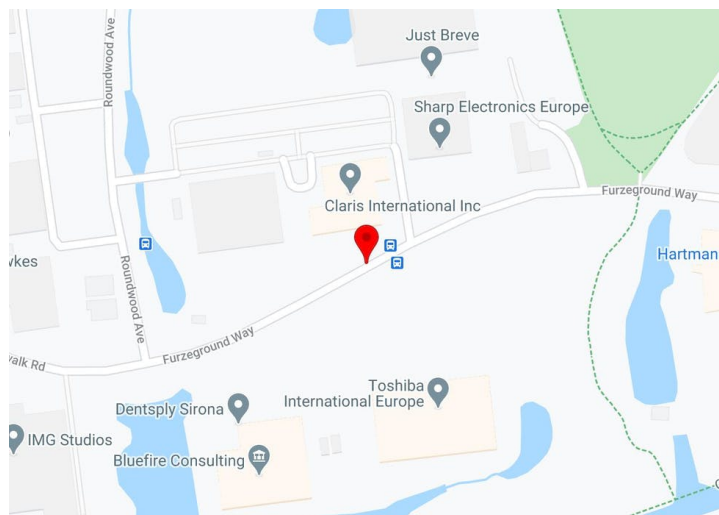
5,471 to 46,024 sq ft

508.27 to 4,275.77 sq m

Reference: #18217

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Stockley Park, Uxbridge, UB11 1EZ



Summary

Available Size	5,471 to 46,024 sq ft / 508.27 to 4,275.77 sq m
Rent	£33.50 per sq ft
Rates Payable	£10.35 per sq ft Tenants should make their own enquires direct with the local authority
Service Charge	£7.26 per sq ft
Estate Charge	£2.05 per sq ft
EPC	C (67)

Description

A high specification HQ office building neighbouring world leading corporations. The part second floor and part first floor have been fully refurbished and provide high quality offices with excellent views over the park. More improvements scheduled for 2022. For further details contact the joint sole agents.

Location

Stockley Park is set in 400 acres of landscaped grounds and offers a wide range of amenities. Heathrow Airport is located two miles to the south and the M4, M25 and general motorway network is in close proximity. The park has excellent access to public transport infrastructure including local bus services to Heathrow Airport and Uxbridge as well as local rail stations at West Drayton and Hayes and Harlington where the Elizabeth Line will be running from Q3 2022.

easitSTOCKLEY PARK is a new dedicated tenant Shuttle Bus running to the stations and Uxbridge Town Centre.

Reserve seats using the www.chariot.com app.

Accommodation

Floor/Unit	Description	Sq ft	Availability
2nd	Part Second Floor	18,318	Available
1st	Part First Floor	20,863	Available
Ground	Rear East Suite	6,843	Available
2nd	Fitted Rear West	5,471	Available
1st	Part Rear West	5,386	Available
Total		56,881	

Specification

- New VRF air-conditioning
- Suspended ceilings with LED lighting and new raised floors
- 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 1:298 sq ft
- PV Roof Panels

Viewings

Strictly by appointment through the joint sole agents.

Terms

Available by way of a new lease on suites from c. 5,000 sq ft.

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