

1 LONGWALK ROAD,
STOCKLEY PARK,
UXBRIDGE, UB11 1DB



Available To Let

An impressive headquarters office building on one of Europe's most prestigious and successful business parks

**Offering flexibility with office space available from
15,000 sq ft to 74,954 sq ft**



For further information please contact:

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STOCKLEY PARK

Stockley Park is widely regarded as one of Europe's most prestigious and successful business park locations and is a core location for corporate occupiers in the Thames Valley region.

The Park is strategically located 15 miles west of Central London, and 2 miles north of Heathrow International Airport and is easily accessible from the M4, less than a mile north of junction 4, via the A408. The M4 links directly with Central London 13.5 miles to the east and with the M25 2 miles to the west. In turn the M25 provides direct links to the wider national road network.

Owing to its reputation and prestige, the Park has attracted a range of international corporations in addition to Celgene, including GlaxoSmithKline, Marks and Spencer, Canon, Sharp, Gilead, IMG, Hasbro, Verifone and Toshiba.

SITUATION

One Longwalk Road is the gateway building to Stockley Park and occupies the most prominent and accessible position on the Park. It sits adjacent to the Park's main entrance, bordering the A408.

TRAVEL CONNECTIONS

Road

The Park is strategically located with excellent access to Heathrow International Airport and Central London.

It sits adjacent to the A408 dual carriageway, which provides direct access to Junction 4 of the M4 motorway approximately one mile to the south. Junction 15 of the M25 is 2 miles to the west providing access to the wider motorway network.

Air

Heathrow Airport, one of the world's busiest airports, is located 2 miles south of Stockley Park.

Connectivity to Heathrow is enhanced via a dedicated bus service, which runs directly from the Park.

Rail

Stockley Park is served by West Drayton Station, 1.5 miles to the west, which provides a fastest journey time to London Paddington of approximately 25 minutes. Hayes & Harlington station, 3 miles to the south east, also provides access to London Paddington in approximately 20 minutes and will benefit from Crossrail in 2022.



Stockley Park benefits from its dedicated amenity offering with the Arena building, a mixed-use development providing a fitness centre, retail, food and beverage provision. This sits adjacent to Stockley Park Golf Club, the Park's 18-hole championship golf course set in 240 acres of rolling parkland

DESCRIPTION

One Longwalk Road was subject to a comprehensive £8m refurbishment in 2011 ahead of Celgene's occupation, following original construction in the late 1980s.

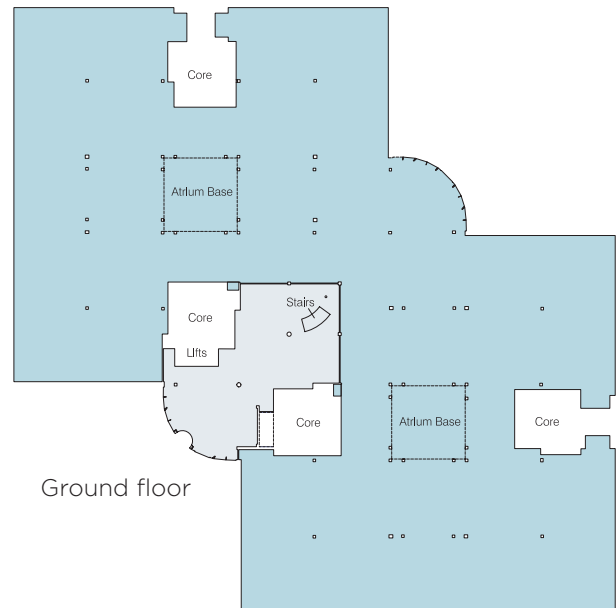
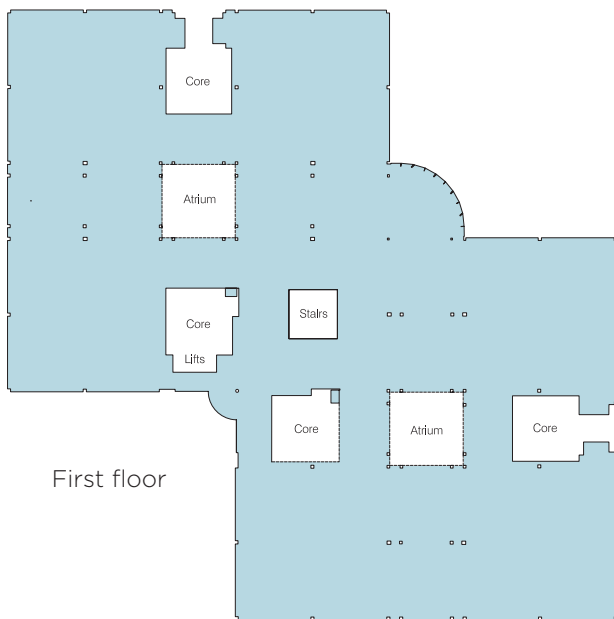
Internally, the property provides a high quality specification, including:

- 4 pipe fan coil air-conditioning
- Full access raised floors
- Metal tiled suspended ceilings
- LG7 compliant lighting
- Male and Female WCs in each core on each floor
- Parking ratio of 1:323 sq ft

FLOOR AREAS

	sq ft	sq m
First	37,606	3,493.7
Ground	34,494	3,204.6
Reception	2,786	258.8
Storage	68	6.3
Total	74,954	6,963.4

(Floor areas measured on a net internal basis).



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RENT

Upon application.

VIEWING

Strictly by appointment via the joint letting agents.

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