

3 LONGWALK AVENUE AT

STOCKLEY PARK

UXBRIDGE UB11 1AW

33,279 TO 108,256 SQ FT

HQ OFFICES TO LET ON ONE OF
EUROPE'S PREMIER BUSINESS PARKS





Headquarter style offices



88 acres dotted with lakes and natural green spaces



Flexible use: offices, data/testing centre or storage



Abundance of amenities and activities

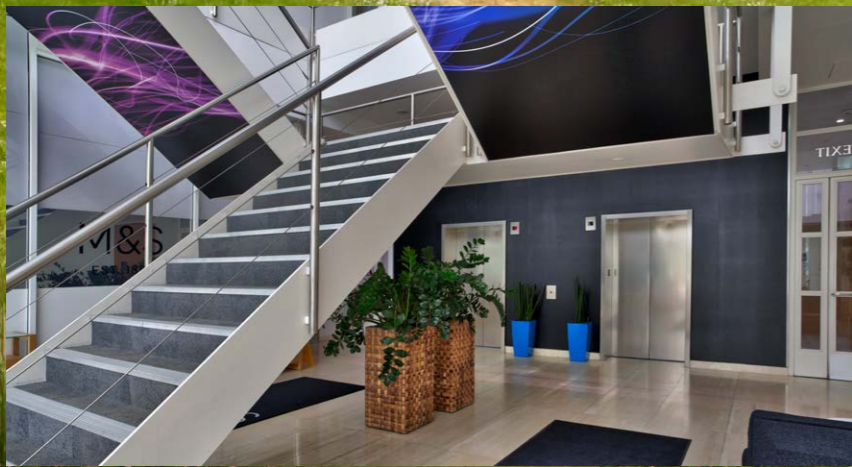
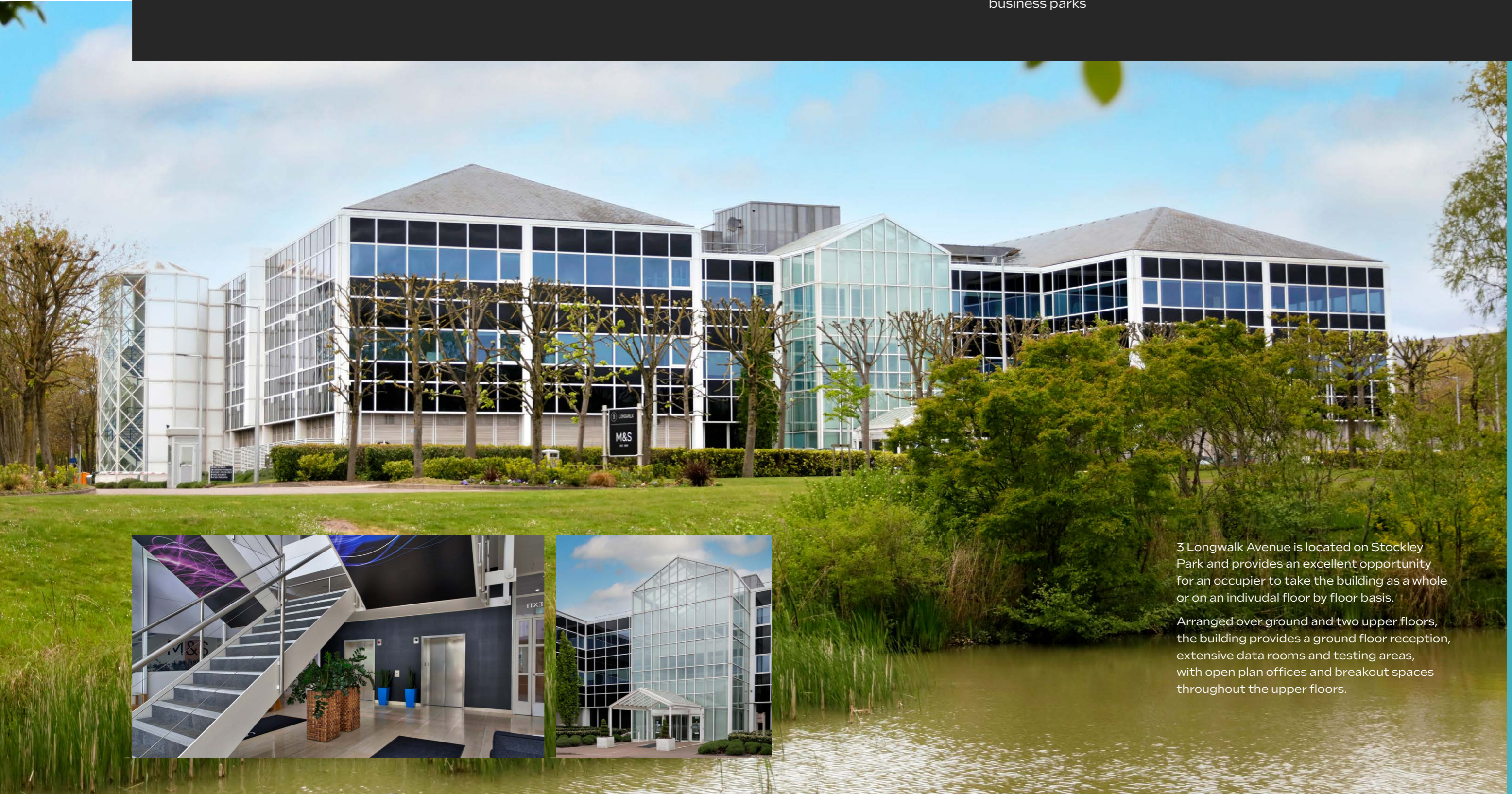


Environmental sustainability throughout the Park



Exceptional location on one of Europe's premier business parks

...YOU CAN HAVE IT ALL



3 Longwalk Avenue is located on Stockley Park and provides an excellent opportunity for an occupier to take the building as a whole or on an individual floor by floor basis.

Arranged over ground and two upper floors, the building provides a ground floor reception, extensive data rooms and testing areas, with open plan offices and breakout spaces throughout the upper floors.

ALL IN A DAY'S WORK

Stockley Park helps to maximise productivity and improve people's job satisfaction. When people enjoy coming to work, everyone benefits.

A varied, year-round entertainment programme, a full range of food experiences and The Set café, miles of footpaths for walking and running, cycling routes, yoga and fitness activities, nearby childcare nursery, restaurants and coffee bars, shopping and health club, as well as an adjoining premier golf course and an easily accessible 160 acre country park.



Film festival



Food festival



Jogging tracks and formal running events



Golf course



The Set café



Free cycle hire and numerous cycle routes



Walking trails



Street food at The Market



Fitness classes



Stockley Voices choir



Table tennis league

AT
STOCKLEY
PARK

ONE OF EUROPE'S PREMIER BUSINESS DESTINATIONS

Heathrow Airport, Central London, and the wider South East are all easily accessible by both road and rail. With excellent public transport links including regular bus services, the Park's own shuttle service, and easy cycle routes, finding your way to and from Stockley Park couldn't be easier.



GREEN TRAVEL

There's a number of 'borrow bikes' available for occupiers to get around the Park during the day, with safe roads and pathways for walkers, cyclists, and joggers. Green travel initiatives are encouraged and supported to make commuting cost-effective and sustainable.



1 mile from M4 J4



2 miles from Heathrow Airport



2 miles from M25 J15



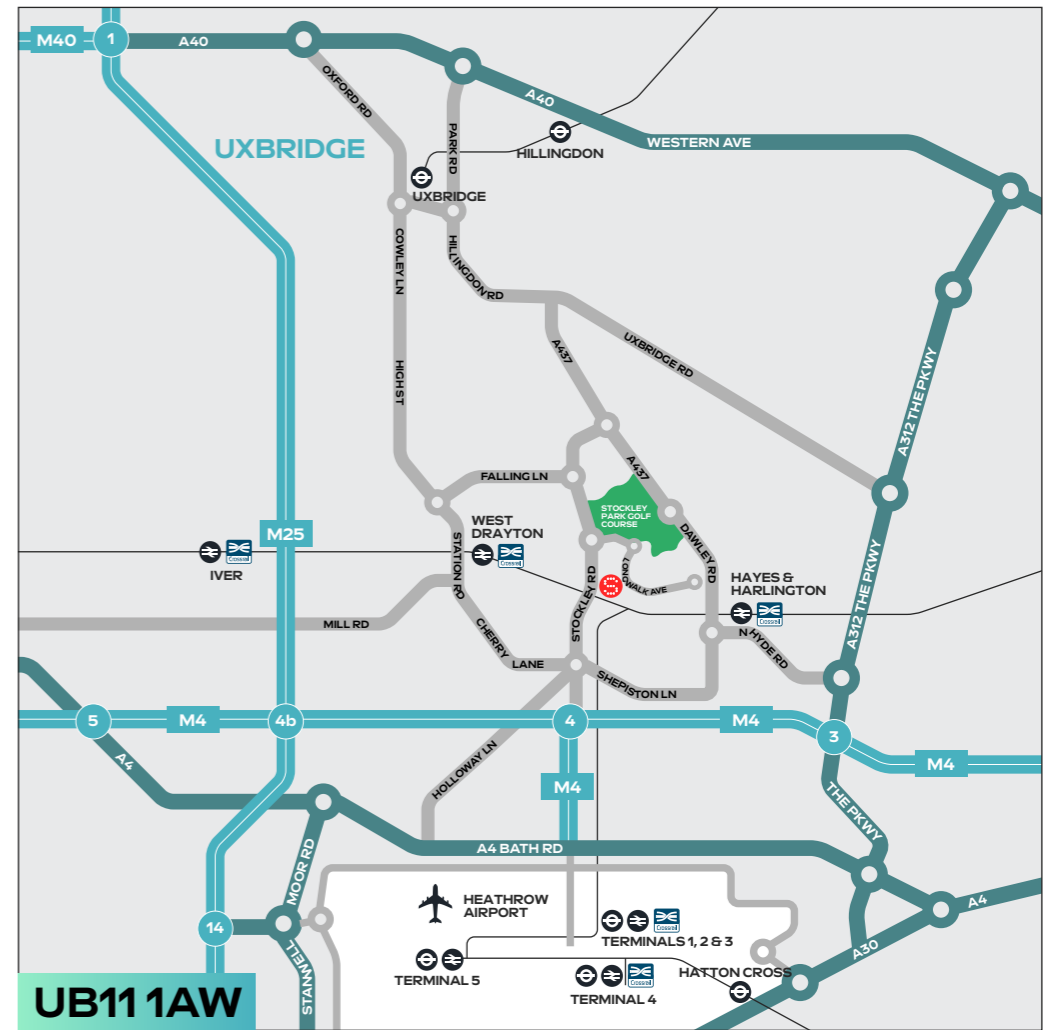
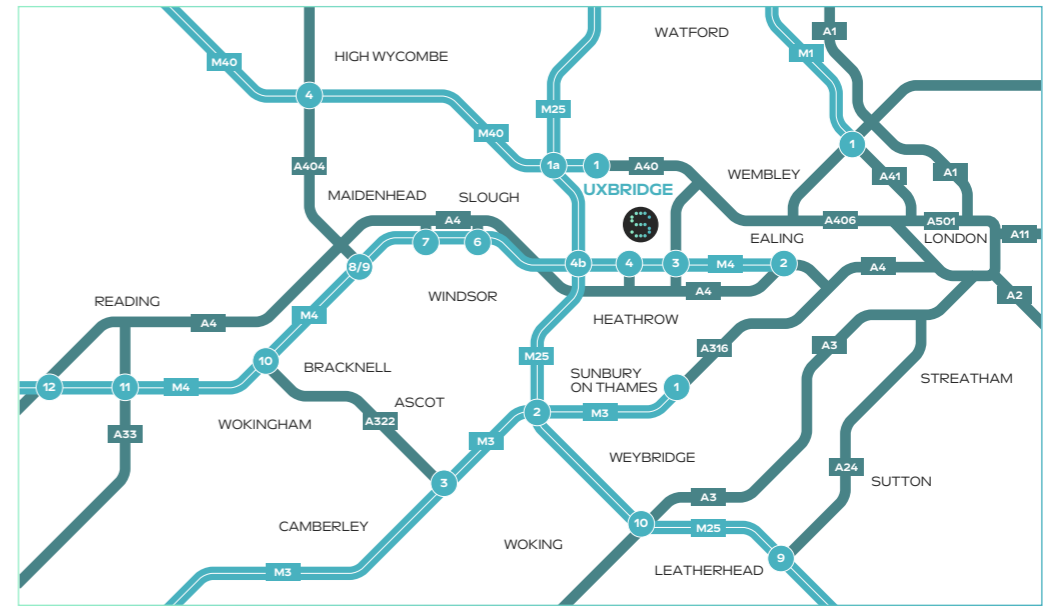
6 mins from Hayes & Harlington and West Drayton Rail Stations



15 miles from Central London



20 mins from London Bond St via Crossrail



UB11 1AW

BENEFITING FROM EXCELLENT CONNECTIVITY

SPECIFICATION AVAILABILITY FLOOR PLANS

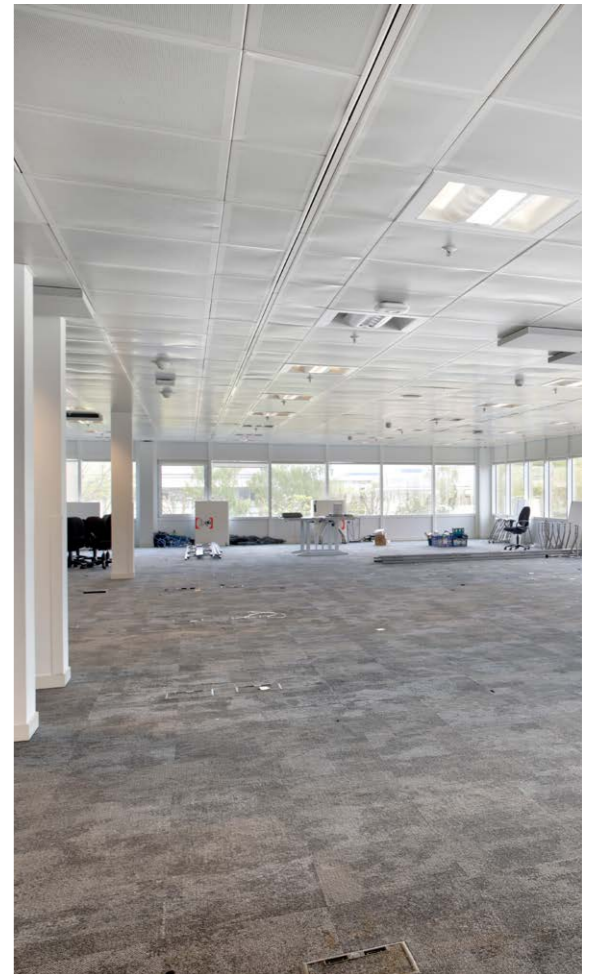


Flexible space available as a whole or floor by floor



Meeting rooms and breakout space

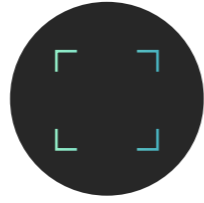
	SQ M	SQ FT
Second	3,091.72	33,279
First	3,412.70	36,734
Ground	3,407.68	36,680
Ground – reception front	102.19	1,100
Ground – reception rear	43.01	463
TOTAL	10,057.30	108,256



A new sublease or assignment of the existing lease until 28th September 2026 or potentially a longer by discussion



420 parking spaces at a ratio of 1:254 sq ft



Open plan offices



Extensive data rooms, testing areas and storage



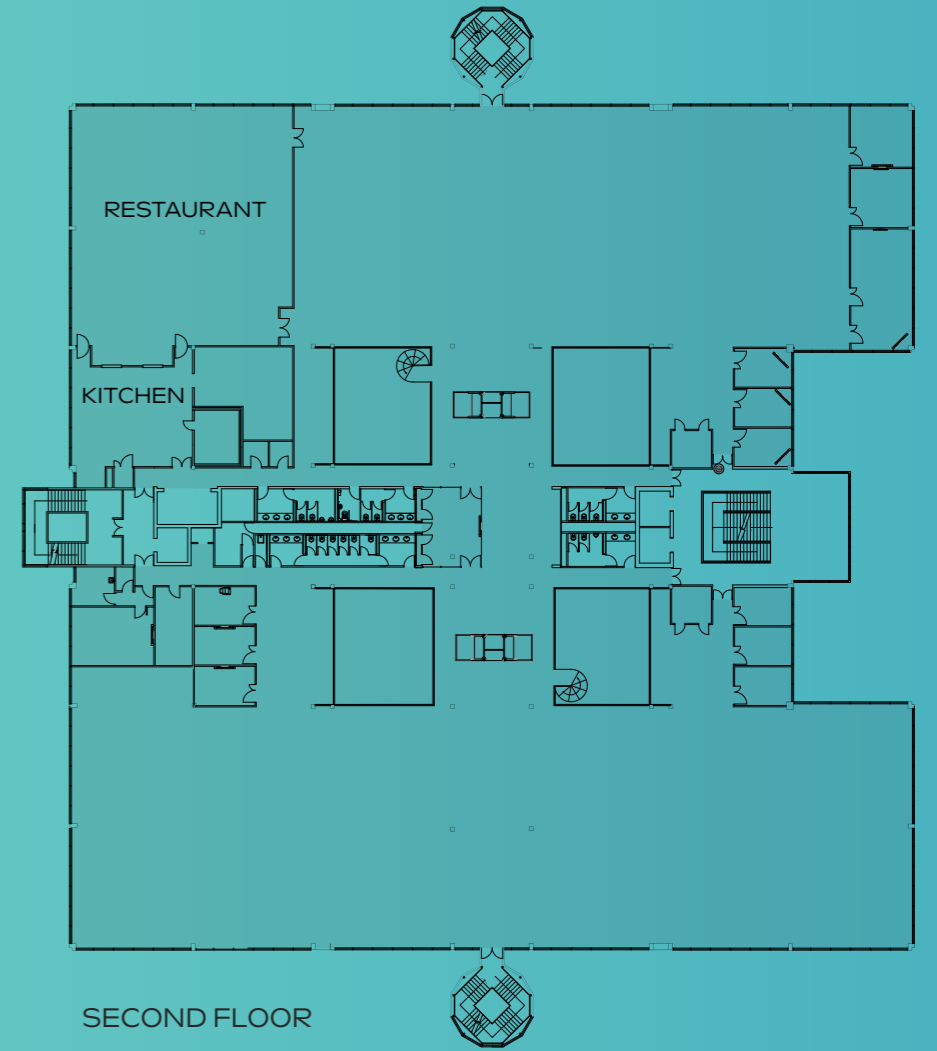
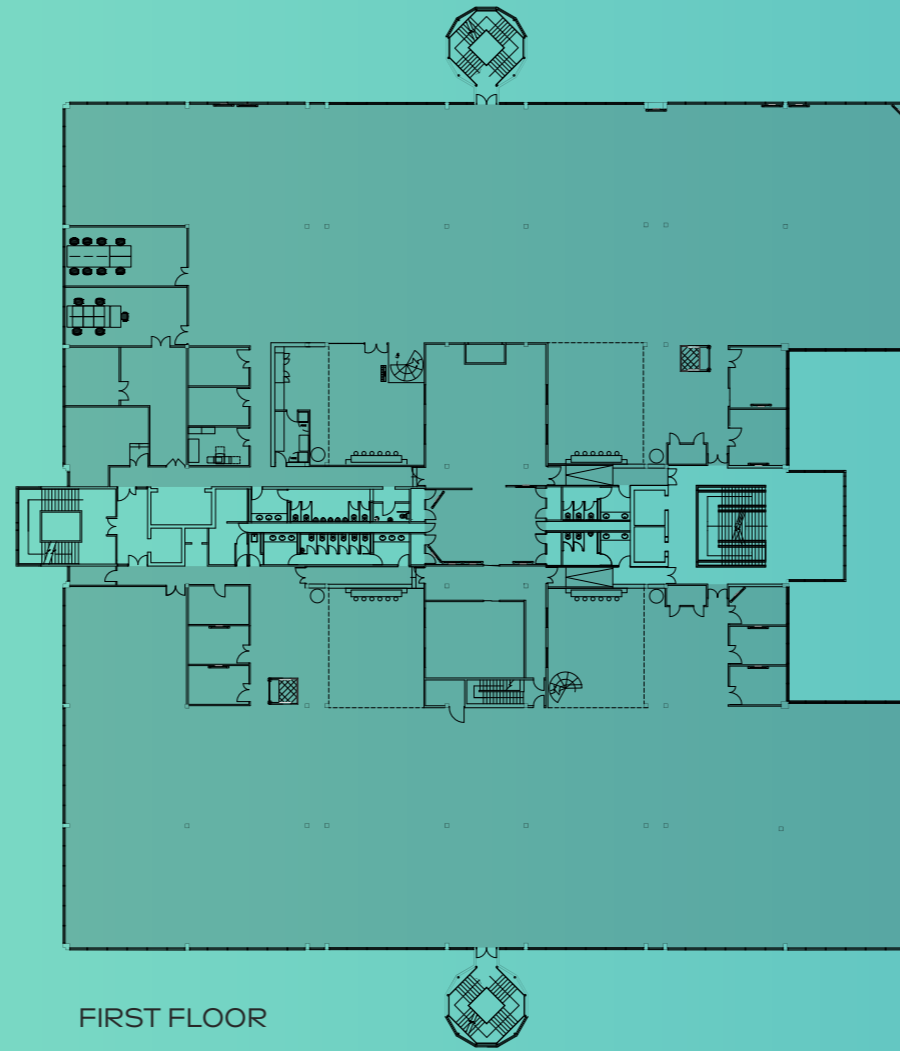
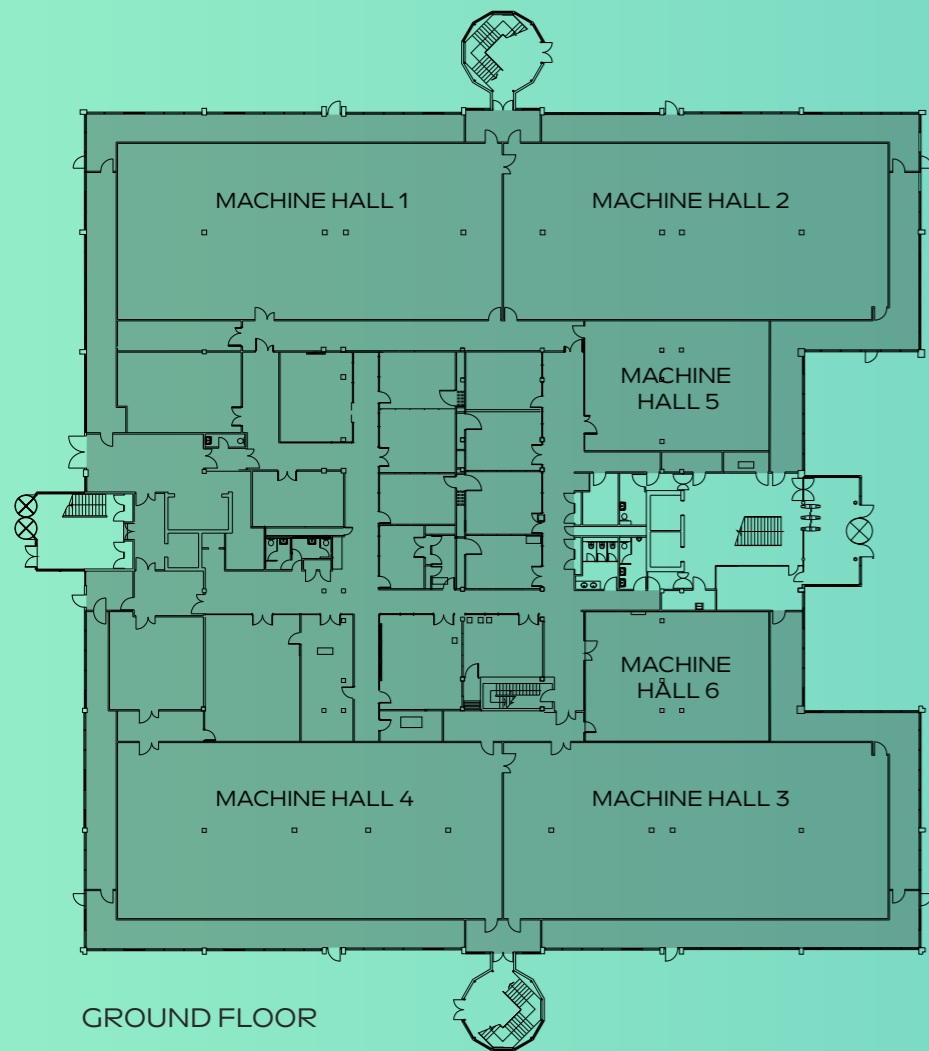
Shower facilities and WCs (on all floors)



Large kitchen and restaurant area



CCTV across the site



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3LONGWALKAVENUE.CO.UK



0118 909 7400
vailwilliams.com

Guy Parkes

gparkes@vailwilliams.com
07788 188874

Andrew Baillie

abaillie@vailwilliams.com
07502 233770

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