

Three Roundwood

STOCKLEY PARK

3,945 sq ft — 19,335 sq ft



‘NEW BUILD’ SHOULD BE A DIRTY WORD

Refurbished and redesigned workspace, offering a
range of suites from 3,945 sq ft to 19,335 sq ft

SAME & DIFFERENT

The original, only better.

One of the most established business parks in Europe, Stockley Park has been home to numerous companies across a wide range of sectors. Refurbished and distinctive, with activated space to strengthen community-building, the park is accessible to all business sizes.

We encourage taking time for physical, mental and social wellbeing, offering 88 acres dotted with lakes and 140,000 trees along with amenities like jogging and cycle paths, a Think-Tank meeting pod, picnic tables and street-food vendors.



Generous reception area providing touch down spaces and banquette seating zones.



Casual break-out areas



Private booths



Casual break-out areas

AT THE HEART OF THINGS

Offering an Event Space and Communal 1,260 sq ft
Business Lounge with access for all

ACCESSIBLE TO ALL SIZES OF BUSINESS

These high quality refurbished suites have been designed with flexibility in mind and can be conjoined as necessary. Big is not always better and the quality of the suites combined with the thoughtfully designed business lounge will provide SMEs as well as established larger business the right space to thrive.







Changing rooms plus a 'fluffy towel' service



TAKE A WALK ON THE WILD SIDE



IN NUMBERS

140

Thousand trees and dotted with lakes

10

Lakes stocked with carp, golden orf and goldfish

7

Awarded with a Green Flag 7 years in a row

2

Elizabeth Line stations in close proximity

75%

Less energy used from LED light bulbs

37

Opened 37 years ago by The Prince of Wales

15

Minutes from Heathrow Airport

88

Acres of award winning parks

100%

Of garden waste is recycled

23

Breeding bird species

360 degrees of green



Quayside



Stockley Park boasts 88 acres of beautiful Grade II listed parks and gardens, replete with several lakes and 140,000 trees. The space has been thoughtfully augmented with features to boost wellbeing, from jogging and cycle paths to picnic tables and street food traders - there's even a Think-Tank meeting pod.

DESIGNED TO LAY DOWN ROOTS

Think Tank



Golf



The Set



Fitness classes



Open air cinema



OVER 100 EVENTS PER YEAR

A varied and wide-ranging enlivenment programme runs year-round, combining seasonal activities with regular events to offer boundless opportunities for run, learning, relaxation and social engagement. It's easy to join up using the Stockley Portal.



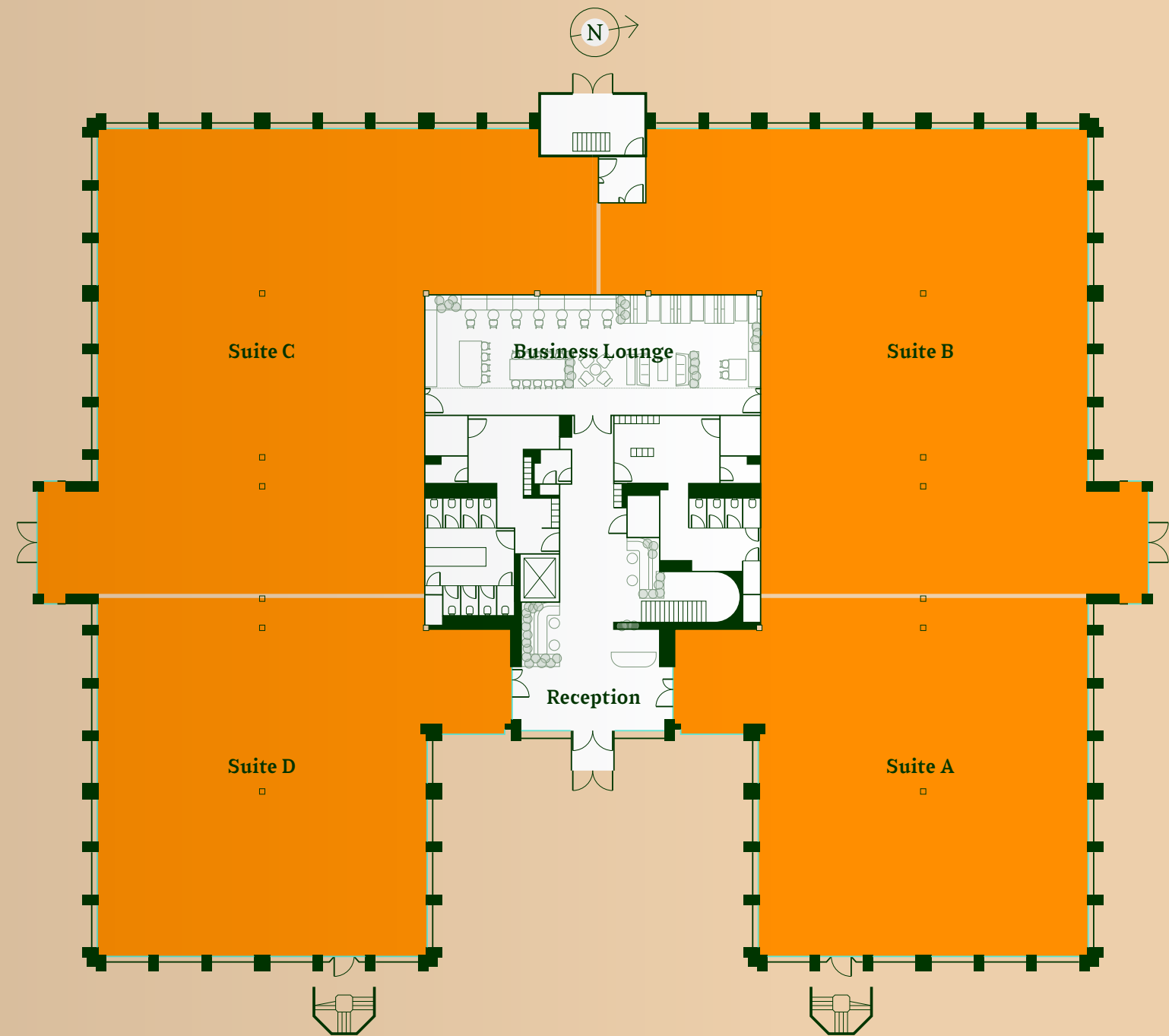
Food festival



Communal Table Tennis

SCHEDULE OF AREAS

| Ground Floor | sq ft | sq m |
|----------------------------------|---------------------|-------------------|
| Suite A | 3,965 sq ft | 368 sq m |
| Suite B | 5,645 sq ft | 525 sq m |
| Suite C | 5,800 sq ft | 539 sq m |
| Suite D | 3,945 sq ft | 366 sq m |
| Ground Floor Office Total | 19,355 sq ft | 1,797 sq m |
| Business Lounge | 1,260 sq ft | 117 sq m |

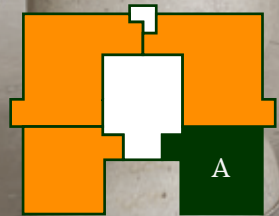




SUITE A

3,965 sq ft / 368 sq m

SUITE A



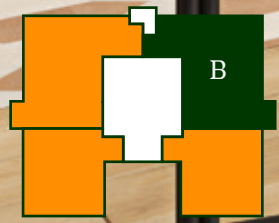
SUITE A

3,965 sq ft / 368 sq m



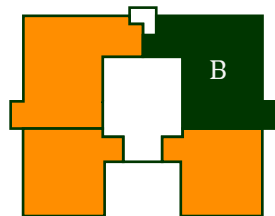
SUITE B

5,645 sq ft / 525 sq m



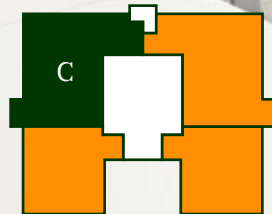
SUITE B

5,645 sq ft / 525 sq m



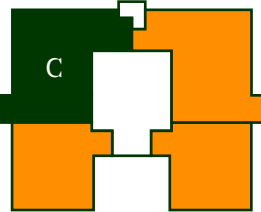
SUITE C

5,800 sq ft / 539 sq m



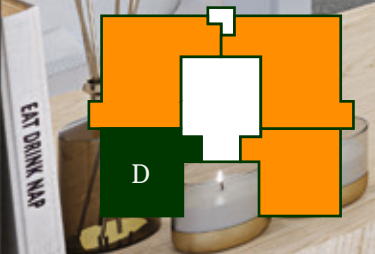
SUITE C

5,800 sq ft / 539 sq m



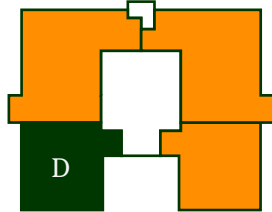
SUITE D

3,945 sq ft / 366 sq m



SUITE D

3,945 sq ft / 366 sq m



ESTABLISHED BUT ALWAYS CHANGING.

* EPC Rating B



Communal 1,260 sq ft Business Lounge with beverage offering



Generous reception area providing touch down spaces and banquette seating zones



Concierge service provided within reception, including numerous building events



Building is in a lakeside location set within Grade II listed parks and gardens



Communal outdoor breakout space with landscaping



Awarded the Wildlife Trusts Biodiversity Benchmark Award



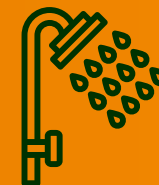
143 parking spaces, parking ratio of 1:283 sq ft



20 EV charging spaces provided by 10 dual electrical charging points.



38 secure cycle spaces, including hub for basic maintenance



5 showers in total, with basic provisions as standard



48 lockers, providing ample space to prepare for the day ahead



LED street lights fitted across all estate roads reducing energy consumption by 75%

PLANE & SIMPLE

Only 15 mins from Heathrow with access
to central London in under 40 mins

3 TFL BUS ROUTES

AND FREE SHUTTLE
BUSES TO NATIONAL
RAIL SERVICES

7 MINUTES –
BUS EVERY 12 MINUTES

TO HAYES AND
HARLINGTON STATION

15 MINUTES

TO HEATHROW
INTERNATIONAL
AIRPORT

40 MINUTES

INTO CENTRAL
LONDON VIA THE
ELIZABETH LINE

ELIZABETH LINE

(VIA HAYES AND
HARLINGTON)



ON SITE

Park Management

- 1 Management & Security

Food and Drink

- 2 Quayside
- 3 Costa
- 4 Greggs
- 5 Subway
- 6 The Set
- 7 The Orangery

Accommodation

- 8 Travelodge

Fitness

- 9 Nuffield Health
- 10 Trim Trail

Recreational Areas

- 11 Science Corner
- 12 The Retreat
- 13 Turtle Mound Dock
- 14 The Squareabout
- 15 Boules Junction



Three Roundwood

Central London
via M4 →



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STOCKLEY PARK

threeroundwood.com



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These particulars are not an offer or contract, nor part of one.
Any information given is entirely without responsibility. April 2024.