



## 1 Longwalk Road

Stockley Park, Uxbridge, UB11 1DB

**Full redevelopment of an impressive headquarters office building on one of Europe's most prestigious and successful business parks.**

**15,000 to 70,000 sq ft**  
(1,393.55 to 6,503.21 sq m)

- Project Completion due in 2024.
- The office building is to be fully redeveloped.
- Internally the property provides a high quality specification with strong ESG credentials.
- Offering flexibility with office space available from 15,000 sq.ft. to 70,000 sq.ft.

## Summary

<b>Available Size</b>	15,000 to 70,000 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Location

Stockley Park is an environment that offers a combination of offices amongst beautiful open spaces, a number of eateries, leisure facilities and good transport links. There are a number of businesses located within the area such as Canon, Apple, Orgega, Regus, Marks and Spencer and SHARP.

The site benefits from excellent connectivity with Central London and Heathrow Airport both accessed in under 40 minutes.

There are two Elizabeth Line stations (Hayes & Harlington and West Drayton) and three TFL bus routes (350,A10, U5) all within close proximity. In addition, the M4/M25 is only a 6 minute drive.

## Description

A circa 70,000 sq.ft. office building to be re developed to Grade A+ specification, BREEAM Excellent and Target EPC rating of A.

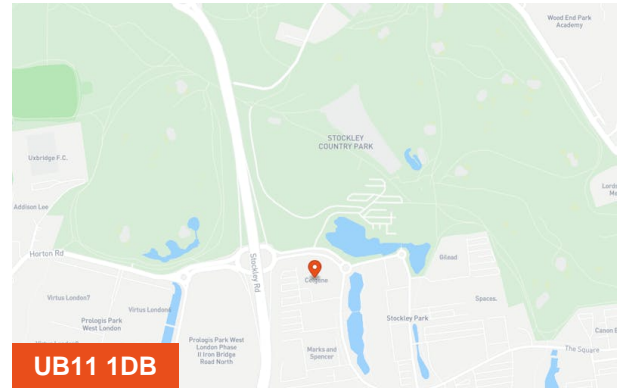
Other specification details will include:-

- Thermal Performance that exceeds current Part L Building Regulations.
- Displacement Ventilation System to provide high standard of indoor air quality – we will consider an Air Rated Accreditation.
- 40 Cycle Spaces in secure parking.
- 5 Showers + 1 accessible shower and changing facilities.
- 23 EV Charging Points (mix of active and passive).
- Flexible Communal breakout / work / amenity space to include F&B offering.
- Landscaped external tenant amenity space to front and rear gardens.
- Green roof to provide improved biodiversity.

## Accommodation

The accommodation comprises the following areas:-

Name	sq ft	sq m	Availability
Building	70,000	6,503.21	Available
<b>Total</b>	<b>70,000</b>	<b>6,503.21</b>	



## Viewing & Further Information

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