

3 FURZEGROUND WAY
STOCKLEY PARK UB11 1AJ

BUSINESS FIT

3 FURZEGROUND WAY IS A FULLY REFURBISHED, HIGH SPECIFICATION OFFICE BUILDING NEIGHBOURING WORLD LEADING CORPORATIONS. SET IN A BEAUTIFUL, NATURAL ENVIRONMENT MINUTES FROM HEATHROW AND SOON TO BE CONNECTED TO LONDON'S ELIZABETH LINE. **WE'RE IN GOOD SHAPE. WE'RE BUSINESS FIT.**







FIT FOR PURPOSE

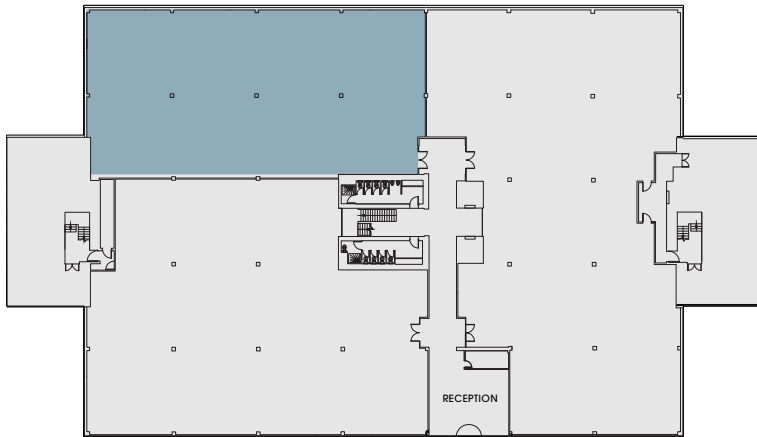
- New VRF air conditioning
- New metal tile suspended ceilings
- New LED lighting with PIR lighting controls
- New, carpeted raised access floors
- Upgraded reception and common parts
- Manned reception and CCTV
- New male, female and disabled WCs and showers
- Landscaped surroundings
- 156 on-site car parking spaces with the vacant suites
 - A ratio of 1 : 295 sq ft
- WiredScored Certificate : Wired Certificate Gold
- EPC B(33)

FLEXIBLE

THE ACCOMMODATION COULD BE SPLIT OR COMBINED TO PROVIDE FROM **5,471 – 46,024 SQ FT.**



Ground Floor



Floor	Sq ft	Sq m
Part Second Floor	18,318	1,702
Part First Floor	20,863	1,939
Part Ground Floor	6,843	636
Total	46,024	4,277

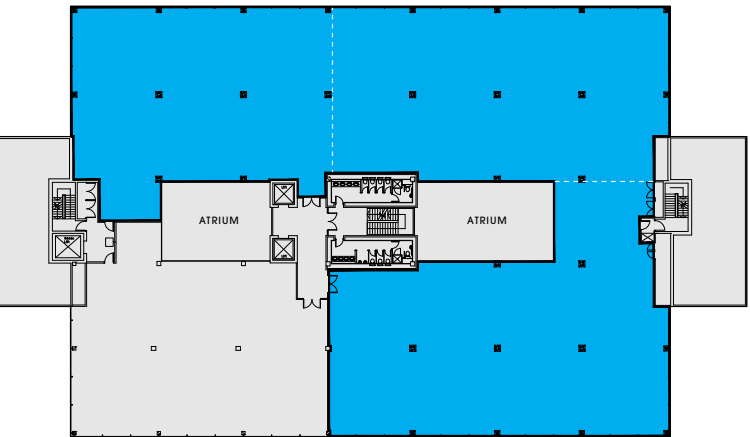
IPMS 3

The part second floor and part first floor have been fully refurbished and provide high quality offices with excellent views over the park.

Second Floor



First Floor



Not to scale - For identification purposes only.



FIT

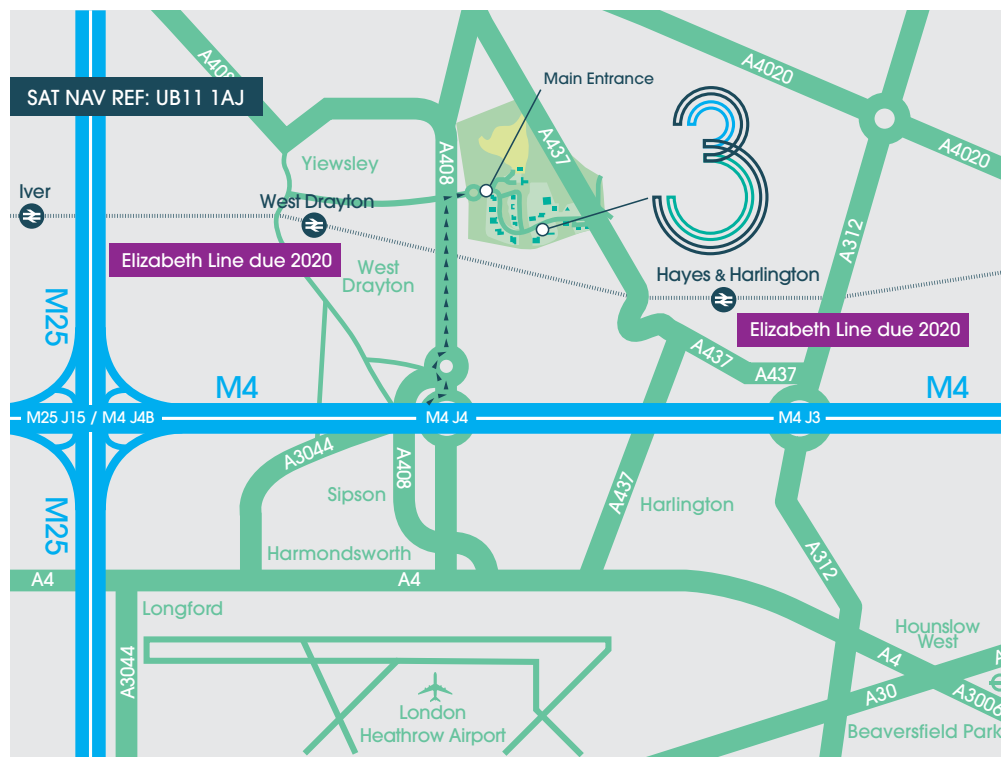
IN A QUICK ROUND

Set in 400 acres of award-winning beautifully landscaped environment, Stockley Park is one of Europe's largest and most successful business parks. There are a host of on-site amenities including Stockley Pines Golf Course, Nuffield Health health club, swimming pool, shops, Costa Coffee, bars and restaurants. In addition, new amenities include table tennis tables, petanque court and "pop up" food trucks on various days during the week.



LOCAL OCCUPIERS

Stockley Park has attracted an array of corporate occupiers such as Hasbro, Apple, M&S, Canon, GSK and IMG amongst others. Neighbouring tenants who have already made 3 Furzeground Way their home include Alexion, Toshiba, and HAVI.



Map not to scale - for identification purposes only.

LOCATION

Heathrow Airport is located only 2 miles to the south and good access to the major motorways is provided by the M4 (1 mile) and M25 (2 miles). The Park is well served by local public transport options including several bus routes and local rail stations at West Drayton and Hayes & Harlington, in turn providing a direct 14 minute link to London Paddington. Both stations will be a stop on the London Elizabeth Line route linking Reading through to the west to central and east London.

NEW SHUTTLE BUS

easiSTOCKLEY PARK is a new Shuttle Bus running Monday - Friday. The service runs from Stockley Park to Hayes and Harlington Station with a lunchtime shopper service to and from Uxbridge town centre. You can reserve seats using the www.chariot.com app.



FURTHER INFORMATION

Visit 3furzegroundway.co.uk or contact:



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