

21,582 SQ FT FIRST FLOOR GRADE A OFFICE SPACE UNDER REFURBISHMENT
COMPLETION DUE Q3 2014

3 **ROUNDWOOD
AVENUE**



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**THE
ROUNDWOOD
BUILDINGS**
STOCKLEY PARK

3 ROUNDWOOD AVENUE

3 ROUNDWOOD IS CURRENTLY UNDER REFURBISHMENT TO PROVIDE FIRST FLOOR GRADE A OFFICES, NEW WCS AND SHOWERS AND A REMODELLED RECEPTION.

The accommodation will be bright, spacious, and open plan. 21,582 sq ft in total, this adaptable space can accommodate the needs of both growing and established businesses.

The means of escape, HVAC system and WC provision are designed for 1:8 sq m occupational density.

Located in Stockley Park, these offices are a great opportunity to secure space in one of Europe's most successful and sought-after business parks.



THE ROUNDWOOD BUILDINGS STOCKLEY PARK

Key Occupiers

Alexion Pharma UK Ltd	Havi Global Solutions
Almirall	HP Enterprise Services
Apple	IBM
Aspect	IMG
BP	Marks & Spencer
Canon	Nobel Biocare
Curtis Davis Garrard	Regus
Dell Perot	Rocket Software
Fiserv	Samsonite
Gilead	Sharp Electronics
GSK	Suntory
Hasbro	

Stockley Park Amenities

Busy Bees Childcare

Golf Course

- Golf Club Restaurant
- Golf Club Driving Range

The Arena

- Virgin Active
- Health Club
- Subway
- Greggs
- Costa Coffee
- WH Smith
- Cashpoint
- Shoe Repairs
- Dry Cleaners
- Alexander's Wine Bar
- The Whitehouse

Hotel facilities in close proximity:

- Hilton
- Holiday Inn
- Marriott
- Radisson
- Sheraton
- Crowne Plaza



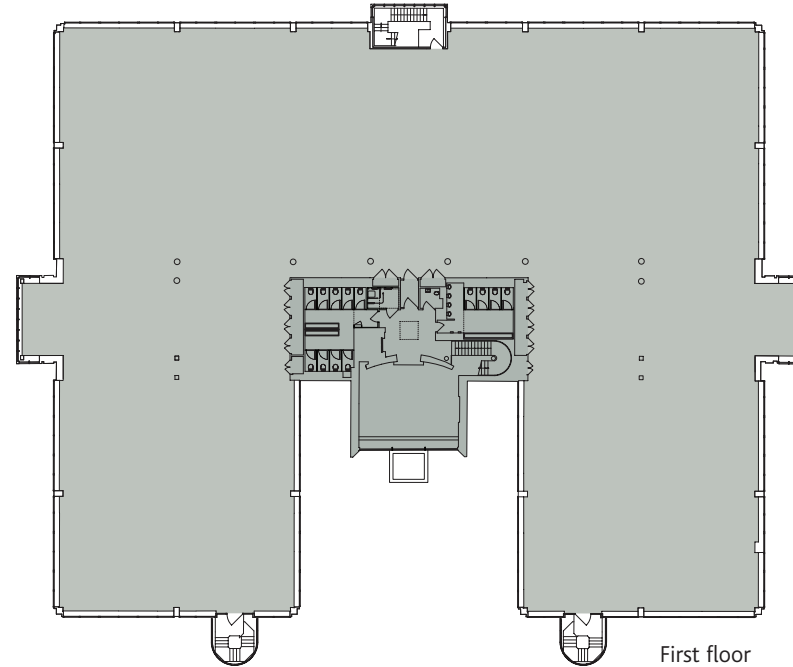
Accommodation

First floor 21,582 sq ft 2,004 sq m

Ground floor Let to Activation

Total 21,582 sq ft 2,004 sq m

Approximate Net Internal Area.



Specification

- Fully refurbished first floor office accommodation
- New first floor WCs and shower
- New 4-pipe fan coil air-conditioning and new energy efficient chiller
- New LED lighting
- New metal tiled suspended ceiling
- Target EPC Rating C(75)
- 73 car parking spaces (Ratio of 1:296 sq.ft)
- Finished floor to ceiling height of 2.7m
- Fully accessible raised floor
- Efficient, virtually column free floorplates with excellent natural light
- Remodelled and refurbished double-height reception

3 ROUNDWOOD AVENUE

Stockley Park, Uxbridge UB11 1AY

ROAD	
M4 Junction 4A	1 mile
M25 Junction 4B	2 miles
Heathrow Airport	2 miles
Uxbridge	4 miles
Central London	15 miles
Reading	27 miles

RAIL	
Hayes to Paddington	14 minutes
Hayes to Reading	32 minutes

BUS (all via Stockley Park)	
A10	Uxbridge to Heathrow
U5	Uxbridge to Hayes
350	Hayes to Terminal 5, Heathrow

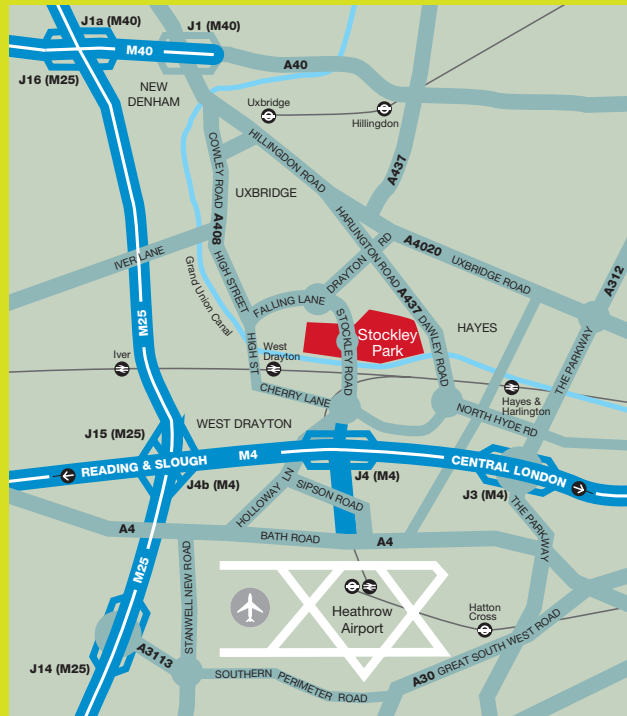
UNDERGROUND	
Heathrow to Hammersmith	26 mins
Uxbridge to Baker Street	39 mins
Heathrow to Piccadilly Circus	40 mins
Uxbridge to Liverpool Street	53 mins

Source: AA Autoroute & TFL

Moving to Stockley Park is a progressive step for any business. One of Europe's premier business parks, the internationally-renowned site features award-winning amenities and beautifully landscaped grounds.

Accessibility is key to the success of Stockley Park being situated only 2 miles from Heathrow International Airport and also a mile from the M4 and 2 miles from the M25 orbital route.

The Heathrow express bus service provides a regular service to Terminal 5 every 10 minutes and there are regular services to Hayes & Harlington rail station (5 minutes) in turn providing a direct 14 minute link to London Paddington. This will be further enhanced by the delivery of Crossrail in 2018 which will reinforce the Stockley Park location as a suburb of West London.



Sat Nav: UB11 1AY



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TERMS

Quoting rent, rates and service charges on application.

VIEWING

Please contact the joint sole letting agents.

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