

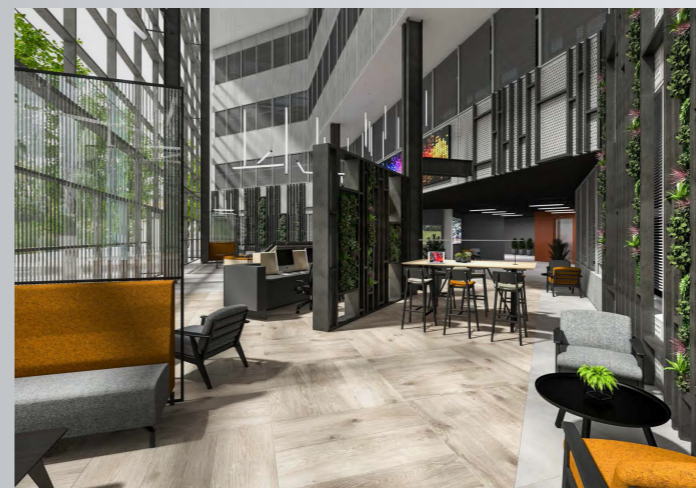


**3 THE SQUARE
STOCKLEY PARK**

108,198 SQ FT OF BEST-IN-CLASS OFFICE SPACE



EXPLORE THE POSSIBILITIES



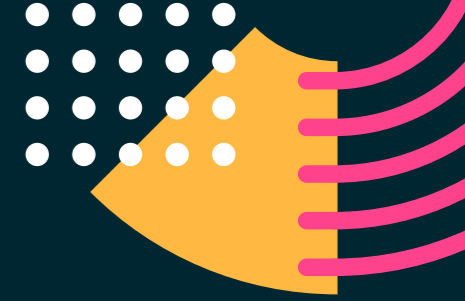
Indicative CGI of reception



Entrance

3 The Square an iconic building is situated in the UK's premier Business Park. The building has a triple height entrance atrium and reception and is arranged over four floors totalling 108,198 sq ft.

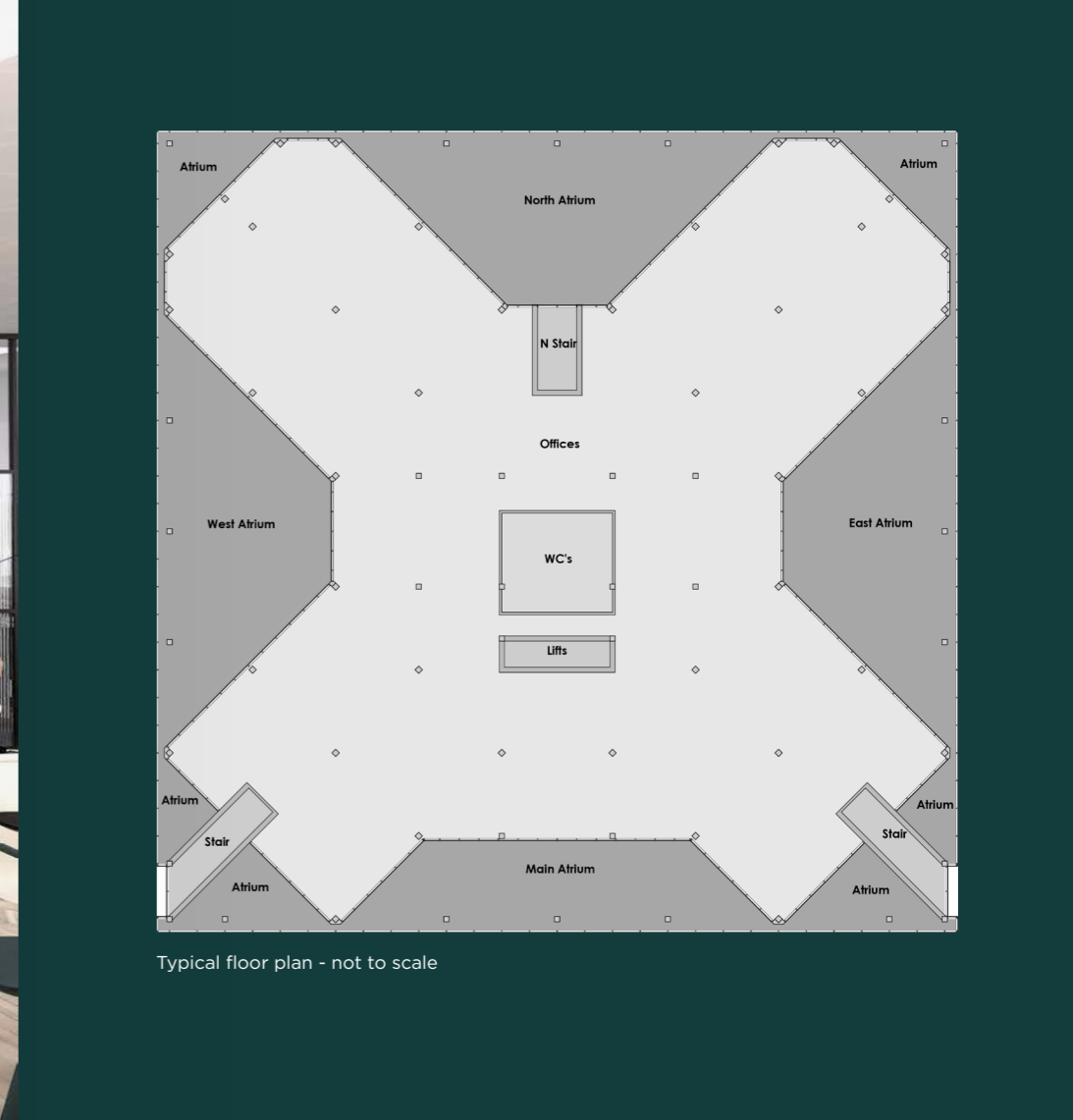




REALISE THE POTENTIAL



Indicative CGI of reception



INTERIORS RE-IMAGINED

The approximate net internal floor areas of the property are as follows:

Demise	Area (sq ft net)	Area (sq m net)
Reception	517	48.0
Ground	21,975	2,041.5
First	23,150	2,150.6
Second	23,579	2,190.5
Third	23,579	2,190.5
Total	92,800	8,621.1
Ground Floor 'Conservatories'	15,398	1,430.4
Total	108,198	10,051.5

There is a total of 388 parking spaces (285 surface parking bays and 103 basement parking bays). This provides an excellent net parking ratio of 1:239 per sq ft.

Indicative CGI



Indicative CGI



STOCKLEY PARK LIFE

Stockley Park's amenity offering sets a benchmark for UK business parks.



Amenities across the Park include:

- Miles of walking trails and jogging tracks
- Varied event programmes throughout the year
- Set Café and weekly food traders and coffee shops
- On-site Nuffield Health Club
- Golf course
- Table tennis tables around the Park
- Childcare Nursery
- Travelodge Hotel
- Discounted electric car charging points
- Free shuttle bus service to & from Hayes & Harlington station



AN INTERNATIONAL BUSINESS DESTINATION

The success of the Park has been founded on its location offering exceptional connectivity to Heathrow International Airport, access to the M4 and M25, and its rail links to Central London and the wider Thames Valley market.

By Road Miles

Uxbridge	
Heathrow Airport	
M4 (Junction 4)	
M25 (Junction 15)	
Central London	

By Rail (From Hayes & Harlington)

Heathrow T1, 2,3	5
Ealing Broadway	8
Heathrow T4	12
Paddington	16





3 THE SQUARE STOCKLEY PARK

For further information or
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 **CUSHMAN &
WAKEFIELD**

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