

Grade A Offices  
3,980 sq ft

# 4 The Square

STOCKLEY PARK UB11 1ET



HIGH QUALITY GRADE A OFFICE ACCOMMODATION **TO LET**

# 4The Square

STOCKLEY PARK

## Location

Stockley Park is one of Europe's premier business parks, benefitting from excellent connectivity to Heathrow Airport, Central London and the wider South East by means of both road and rail.



## Connections

**Rail:** Journey times to Paddington from Hayes and Harlington are just 21 minutes or 26 minutes from West Drayton. Stations will benefit from Crossrail, which will provide a journey time to London Bond Street of just 20 minutes.

**Bus:** There is a regular service from both Hayes and Harlington and West Drayton to Stockley Park with a journey time of just 5 - 7 minutes, along with the A10 which links the Park to Heathrow in just 10 minutes.

## Road:

M4 J4	1 mile
Heathrow	2 miles
M25 J15	2 miles
Uxbridge	4 miles
Central London	15 miles
Reading	27 miles

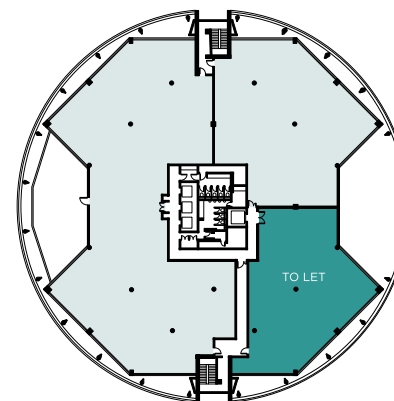


## Summary Specification

- VRF air conditioning
- Full access raised floors
- Metal tile suspended ceiling with LG7 compatible lighting
- 3 passenger lifts and a goods lift
- Male, female & disabled WC's on each floor
- Car parking ratio of 1:229 sq ft (17 spaces)
- Bike store
- Double height reception
- EPC - B
- 'The Set' Cafe immediately outside the building

## Accommodation

Part 2nd floor 3,980 sq ft



## Rent

£33.00 per sq ft.

## Lease Terms

Available direct from the Landlord Dimah Capital on terms to be agreed.

## Contacts

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