

**RETAIL OR RESTAURANT OPPORTUNITY  
WITHIN LEISURE & RETAIL HUB**  
Approx 2,000 sq ft, with potential to extend  
to over 2,500 sq ft STP

**STOCKLEY PARK  
THE ARENA, UB11 1AA**

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford - WD17 1HZ

**01923 210810**  
www.brasierfreeth.com



## LOCATION

Situated approximately 15 miles West of Central London and 2 miles from Heathrow Airport, Stockley Park is arguably the UK's premier business park.

The recipient of a number of design awards, the development provides some 1.74m sq ft of high grade office space set within 400 acres of parkland including 11 lakes and 18 hole PGA championship golf course.

It is estimated that over 7,000 people are employed on the Park by a number of leading international brands including M&S, Apple, Toshiba, BP, Hasbro, IBM and GlaxoSmithKline.

In addition, ease of access and parking at The Arena attracts custom from an affluent surrounding residential catchment, including approximately 200,000 households within the surrounding conurbations of Uxbridge, West Drayton, Hayes, Southall and Hillingdon.

## DESCRIPTION

The Arena is the leisure and retail hub serving Stockley Park and the surrounding catchment, with a total GIA of approximately 66,000 sq ft set out around a circular courtyard.

Occupiers include a 44,600 sq ft **Virgin Active** health club, together with retail units occupied by **WH Smiths**, **Costa**, **Subway**, **Greggs** and a 6,641 sq ft **JD Wetherspoon** bar restaurant.

The Arena enjoys significant footfall, from a captive audience employees in 1.74m sq ft of high spec offices, plus surrounding residential catchment.

At time of inspection queues were noted beyond the front door of both the Subway and Greggs units whilst the JD Wetherspoon appeared close to capacity.



WHSmith



GREGGS



wetherspoon

**VIEWING** | Strictly by appointment through this office with:

Neil Saunders  
01923 205511  
neil.saunders@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.  
All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.

## ACCOMMODATION

The subject premises comprise ground floor premises previously occupied as a wine bar, now available for either retail or restaurant use, although other uses may be considered.

The existing unit is c. 1,963 sq ft / 182.50 sq m, whilst our clients will also consider interest to include a front addition STP, providing c. 2,540 sq ft / 236 sq m. Floor plans are available upon request.

Loading is to the rear whilst the adjacent car park has **145 dedicated surface parking spaces**.

## PLANNING

The previous occupier traded as an A4 Wine Bar. It is therefore understood the current Permitted Development regime will also allow A1 (Retail), A2 (Financial & Professional) and A3 (Restaurant) Uses.

Interested parties however should make their own enquiries to satisfy themselves as to the planning position.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

The asking rent is **£55,000 per annum exclusive** plus VAT (if applicable) for the existing unit. Terms relating to the proposals for larger extended premises upon application.

## EPC

Details available upon request. Rating – D 91

## RATES

We have been verbally informed by the Local Charging Authority that the premises are assessed as follows:-

<b>Rateable Value</b>	<b>£20,500</b>
<b>Rates payable year to 31 March 2016</b>	<b>£10,106</b>

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.





