



**The Square**  
**Stockley Park**

**Grade A Office Accommodation**  
**3,980 sq ft TO LET**

**Welcome to 4 The Square at Stockley Park:** one of Europe's premier business destinations, benefitting from excellent connectivity to Heathrow Airport, Central London and the wider South East by means of both road and rail.



**Grade A Space**



**Fully established Business Park**



**All new remodelled reception and business lounge**



**Excellent natural light**



**Excellent Location & Communications**



**Opposite The Set Cafe**

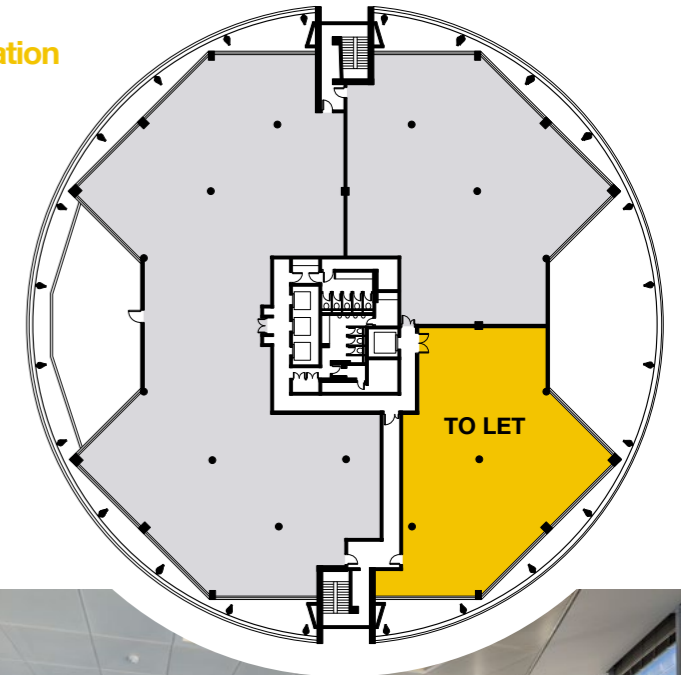


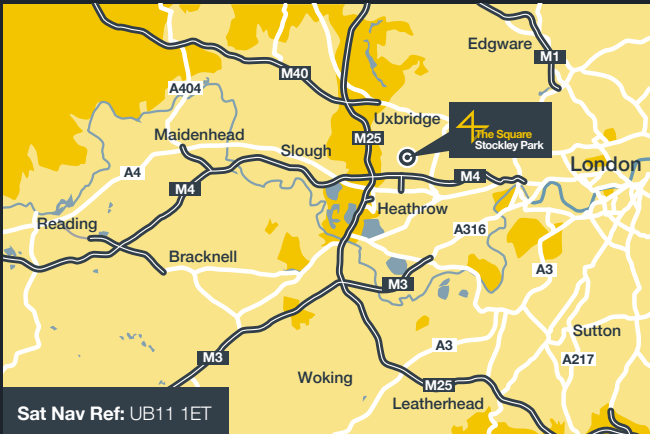
**Summary Specification**

- VRF air conditioning
- Full access raised floor
- 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
- All new double height reception
- EPC - B
- 'The Set' Cafe immediately outside the building
- All new business lounge

**Accommodation**

Part 2nd floor - 3,980 sq ft





### 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



### Further Information

### Lease Terms

Available direct from the Landlord.

### Contact

The joint agents for more information.



**BNP PARIBAS  
REAL ESTATE**

**020 7629 7282**  
realestate.bnpparibas.co.uk

**Freddie Bird**  
020 7338 4189  
freddie.bird@realestate.bnpparibas



**DE SOUZA**  
.co.uk

**020 8707 3030**

**Paul Flannery**  
020 8707 3035  
PaulF@DeSouza.co.uk