

4 THE SQUARE
STOCKLEY PARK
UB11 1ET



15,424 sq ft To Let on part second floor.
Space available from 5,000 sq ft.



For further information please contact:

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DESCRIPTION

4 The Square was extensively refurbished by L&G back in 2014. The property is accessed by an impressive double height reception and has 15,424 sq ft available on part second floor which is currently undergoing a refurbishment.

LOCATION

The property is situated in the epicentre of the M4 corridor with both the M4 and M25 accessible within a 6 minute drive. Furthermore, Heathrow airport is 15 minute drive providing international connectivity via one of the world's busiest airports.

The rail connectivity from West Drayton and Hayes & Harlington stations is excellent following the recent opening of the Elizabeth Line providing easy commuting access from as far as Reading to the West and Shenfield to the East.

The combination of increased connectivity and access to a highly skilled workforce is the reason why Stockley Park is chosen by many large corporate occupiers.



SPECIFICATION

- Double height reception
- 3 x 10-person passenger lifts
- Fully accessible raised floors
- Metal tile suspended ceilings
- VRF air conditioning
- LED Lighting
- Male, female and disabled WC's on each floor
- Dedicated shower and locker facilities
- 356 car parking spaces (1:230 sq ft)

AVAILABILITY

Floor	sq ft	sq m
Part Second Floor	15,424	1,432.94
Total	15,424	1,432.94

PRICE

Rent on application.

SERVICE CHARGE

Details provided upon application.

TERMS

Property available as a whole or on a floor-by-floor bases, direct from the landlord.

EPC CERTIFICATE

B41

LEGAL COSTS

Each party to be responsible for their own legal and other costs associated with the transaction

VIEWING

Strictly by appointment through the sole letting agents.

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