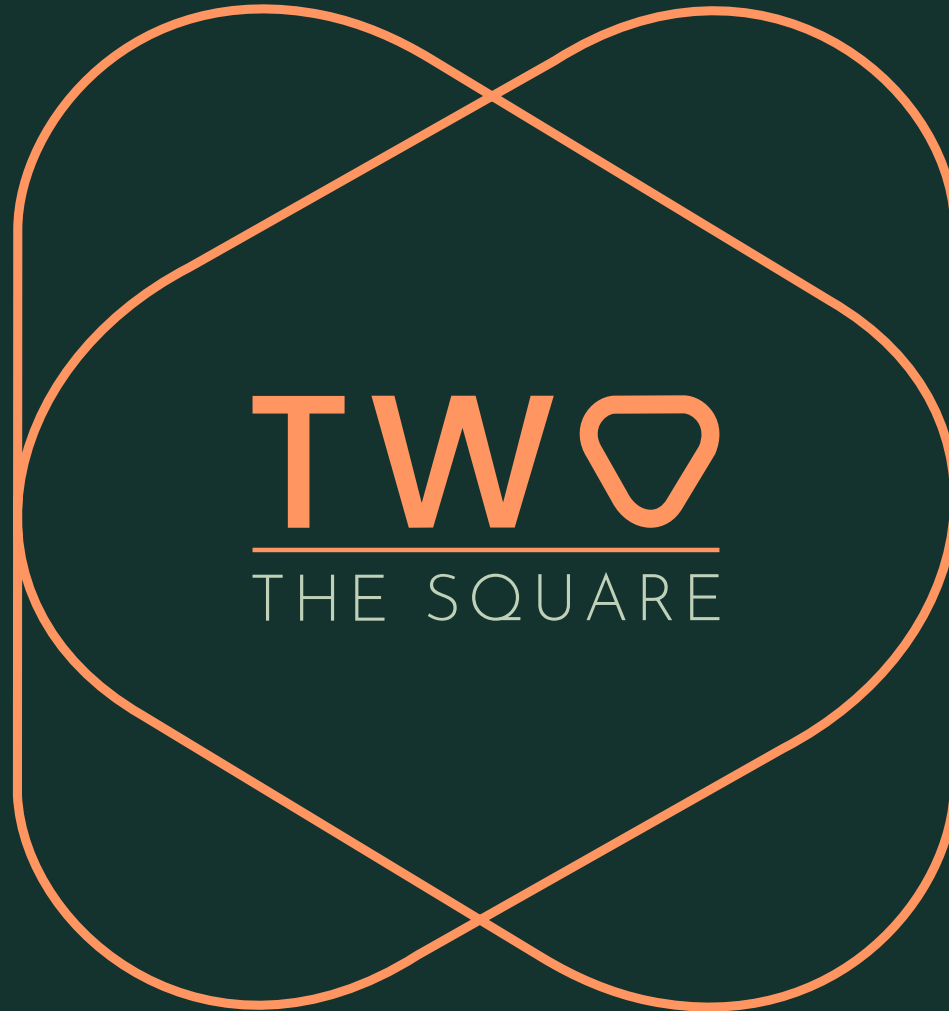


Newly refurbished offices to let



Stockley Park  
Uxbridge UB11 1AD

BUILDING

# A new chapter.

2 The Square has recently been refurbished across the common parts and ground floor to offer smart and contemporary space.

The building also benefits from new winter gardens to offer a bespoke and unique onsite amenity for occupiers.



Building reception

SPECIFICATION

# Built for business.

The ground floor has benefited from a comprehensive refurbishment to accommodate any occupier's needs.

The aesthetic has been carefully designed to create an atmosphere of wellbeing and collaboration with the ability for further customisation.



Ground floor fit-out



Ground floor fit-out



Car parking ratio of 1:247sq ft (119 spaces)



Male and female WCs at each floor



Two winter gardens



Shared building reception



Disabled WCs and shower provision



One passenger lift (10-persons)



Exposed ceilings



New mechanical system



Ground floor Cat A



Ground floor Winter Garden

## ACCOMMODATION

Floor	Use	Sq ft	Sq m
First	Office	14,843	1,379.0
Ground	Office	18,697	1,737.0
	Winter Gardens	3,854	358.1
<b>Total</b>		<b>33,540</b>	<b>3,116.1</b>



Ground floor fit-out



Ground floor WC

# FLOOR PLANS

Winter Garden Reception

## Ground Floor Plan

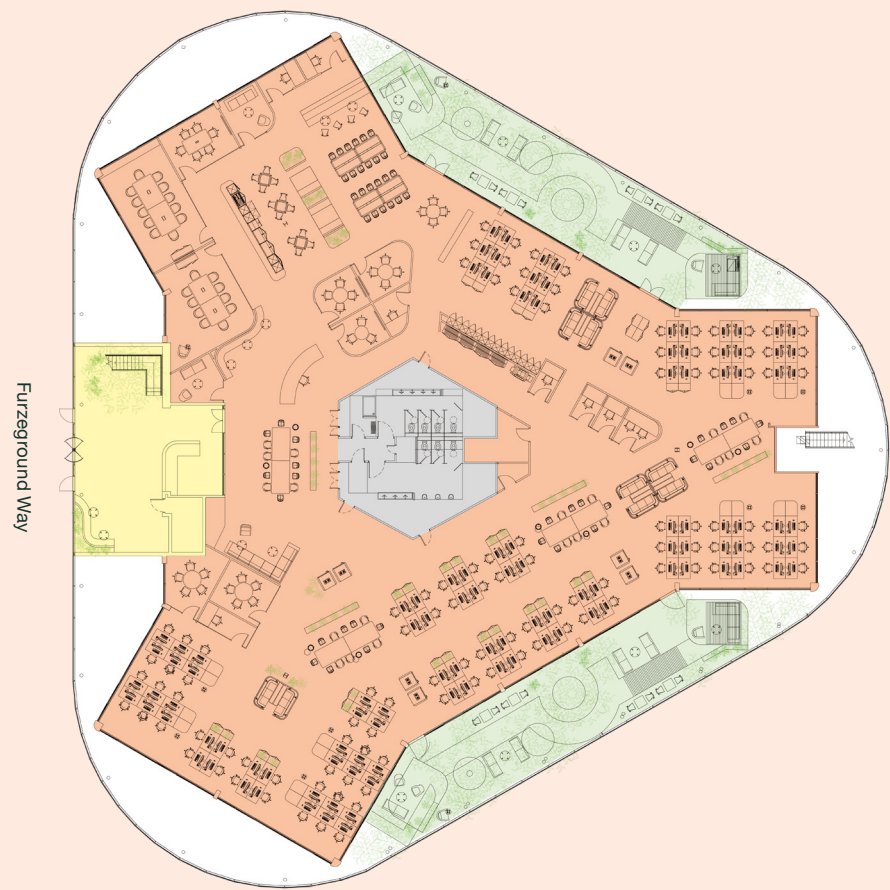
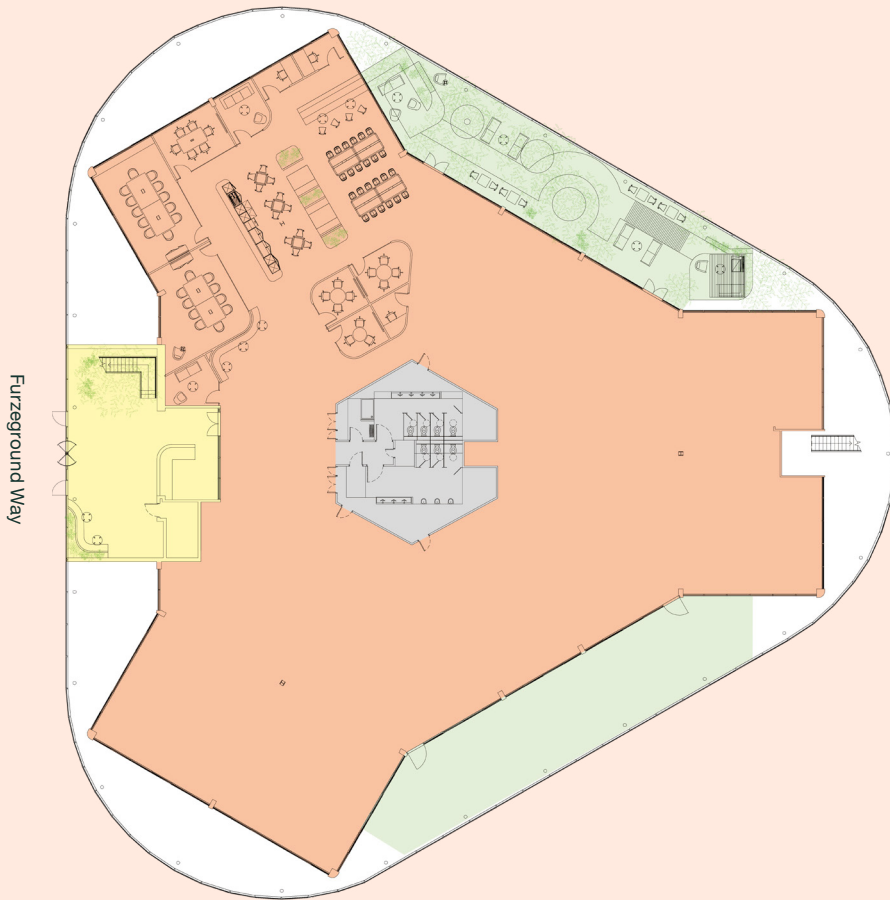
18,697 sq ft (1,737 sq m)

12 person meeting room	01	4 person meeting rooms	02	Informal meeting rooms	02
10 person meeting room	01	3 person meeting room	01	Breakout space/hotdesks	52
6 person meeting room	01	Phone booths	03	Winter Garden	01

## Ground Floor Space Plan

18,697 sq ft (1,737 sq m)

Desks	112	5 person meeting rooms	02	Touchdown benches	04
Breakout space/hotdesks	56	4 person meeting rooms	02	6 person booths	05
12 person meeting room	01	3 person meeting room	01	Phone pods	08
10 person meeting room	01	Informal meeting rooms	02	Lockers	56
6 person meeting room	01	Phone booths	08	Winter Gardens	02



Plan not to scale,  
for indicative purposes only.



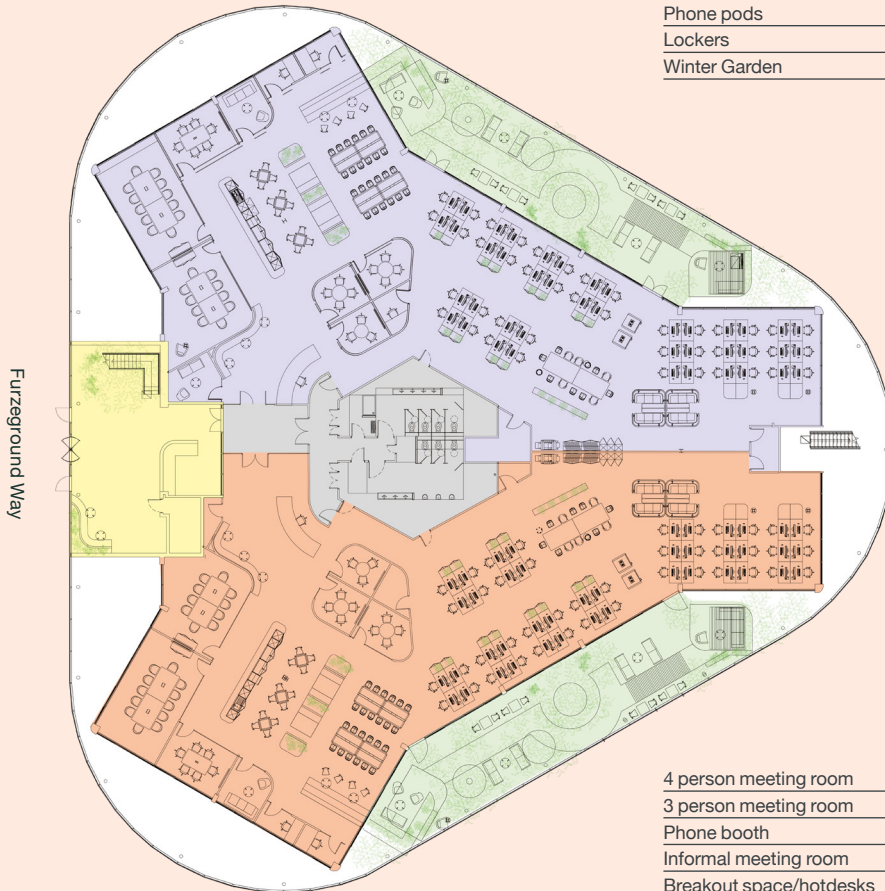
# FLOOR PLANS

■ Winter Garden (1,927 sq ft each)
 ■ Reception

## Indicative Ground Floor Split Plan

■ West Occupancy  
 7,179 sq ft / 667 sq m

Desks	42	3 person meeting room	01
12 person meeting room	01	Phone booth	03
10 person meeting room	01	Informal meeting room	02
6 person meeting room	01	Breakout space/hotdesks	52
4 person meeting room	02	Touchdown bench	07
		6 person booths	02
		Phone pods	02
		Lockers	12
		Winter Garden	01



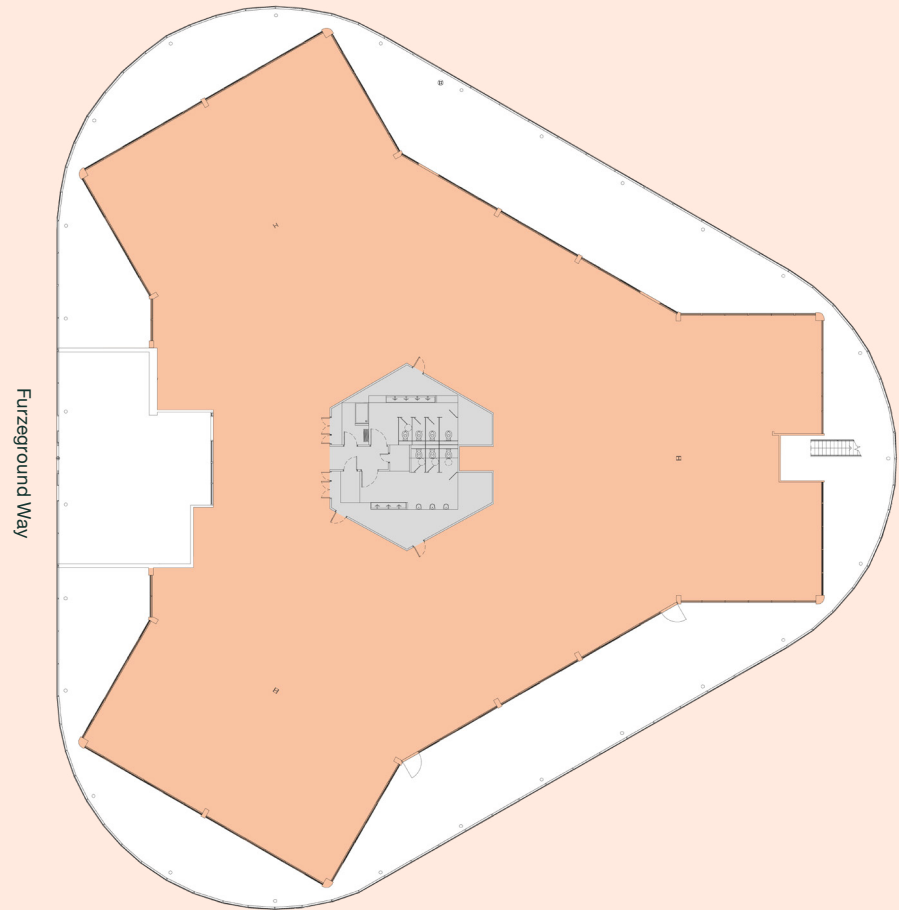
Furzground Way

■ East Occupancy  
 7,126 sq ft / 662 sq m

		4 person meeting room	02
		3 person meeting room	01
		Phone booth	03
		Informal meeting room	02
		Breakout space/hotdesks	52
		Touchdown bench	07
		6 person booths	02
		Phone pods	02
		Lockers	12
		Winter Garden	01

## First Floor Plan

14,843 sq ft (1,379 sq m)



Furzground Way

Plan not to scale,  
 for indicative purposes only.
 
 N

STOCKLEY PARK

# Space to inspire.

Stockley Park offers an environment combining high quality office space in green and open spaces.

The park benefits from a range of amenities and excellent transport links; including two Elizabeth Line stations.



On-site cafe and street food traders



Free bike hire and cycle paths



Shuttle service for occupiers



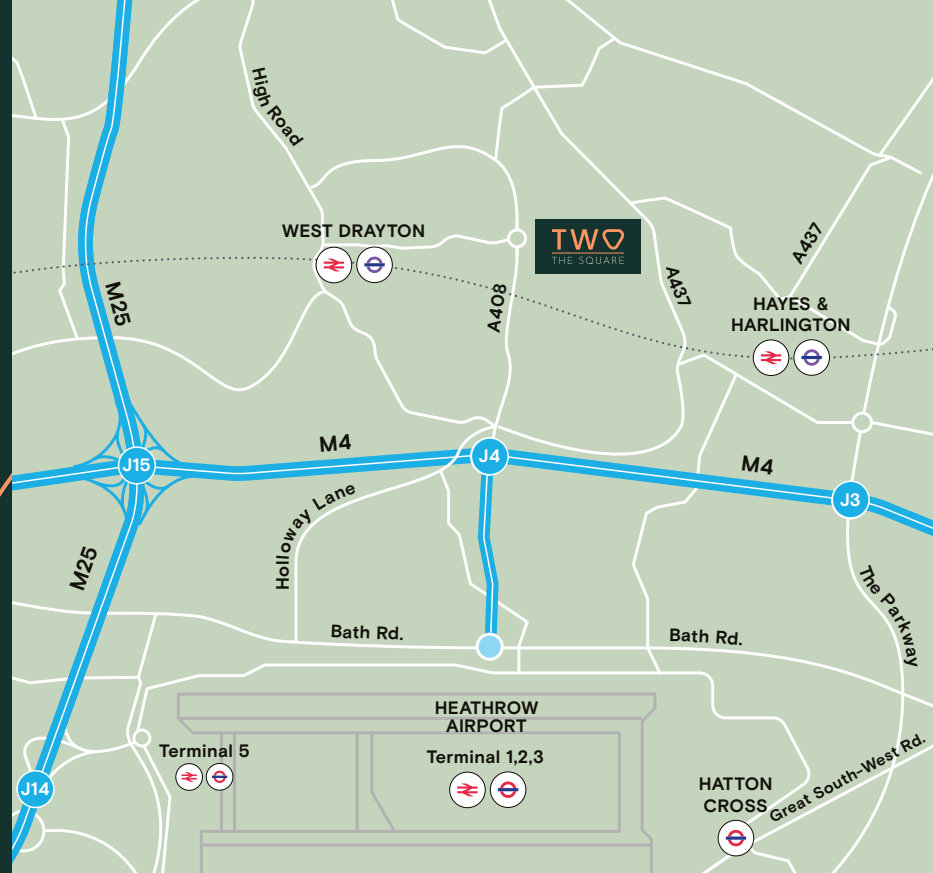
TWO THE SQUARE STOCKLEY PARK



LOCATION

# Prime position.

Many local, national and international businesses call Stockley Park home due to its strategic location to major connection hubs including the M4, Heathrow, London Paddington and Central London.



OCCUPIERS

- GILEAD
- Apple
- KUEHNE+NAGEL
- Canon
- IMG
- LUCOZADE RIBENA SUNTORY
- MARKS & SPENCER



CONNECTIONS

Journey times from the building.  
Source: TfL and Google Maps.

By car

M4 Junction 4 <b>05</b> mins by car	M25 Junction 15 <b>07</b> mins by car	Heathrow Airport <b>10</b> mins by car	Slough <b>16</b> mins by car	Hammersmith <b>20</b> mins by car	Central London <b>35</b> mins by car
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Bus / Rail

Hayes and Harlington <b>11</b> mins by bus	Heathrow <b>12</b> mins by bus	Slough <b>22</b> mins by rail (from Hayes & Harlington)	Maidenhead <b>22</b> mins by rail (from Hayes & Harlington)	Paddington <b>24</b> mins by rail (from Hayes & Harlington)	Bond Street <b>29</b> mins by rail (from Hayes & Harlington)
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FURTHER INFORMATION

# Get in touch.

## Terms

Upon application.

## Viewings

Strictly through joint sole letting agents:

**bray  
fox  
smith**

### James Shillabeer

07824 663 594

jameshillabeer@brayfoxsmith.com

### Toby Lumsden

07796 444 379

tobylumsden@brayfoxsmith.com

**hatch**  
real estate

### Tom Fletcher

07752 127 413

tom@hatch-re.com

### Charlie Benn

07563 383 443

charlie@hatch-re.com

Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2023.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london

