WELCOME TO STOCKLEY PARK
THE NEXT GENERATION

• 100,000 SQ FT GRADE A HEADQUARTERS BUILDING
• STRIKING QUADRUPLE HEIGHT RECEPTION
• 24,000 SQ FT FLOORPLATES WITH FEATURE TERRACES
• 353 CAR PARKING SPACES (1:280 SQ FT)
• DEDICATED BIKE STORAGE, CHANGING AND SHOWER FACILITY
WITH EXCEPTIONAL PRESTIGE AND AN UNRIVALLED WELCOMING EXPERIENCE, 4 LONGWALK DELIVERS THE NEW STANDARD FOR GRADE A OFFICE SPACE ON STOCKLEY PARK.
Availability

353 Car Spaces

Car Parking Ratio
1:280 sq ft

Ground Floor
25,128 sq ft / 2,334 sq m
Reception 2,242 sq ft / 208 sq m

First Floor
24,210 sq ft / 2,249 sq m

Bicycle Racks

Shower and Changing Facilities

10

11
SECOND FLOOR
25,017 SQ FT / 2,324 SQ M

THIRD FLOOR
24,628 SQ FT / 2,288 SQ M
TERRACES SPACE 612 SQ FT / 56 SQ M

AVAILABILITY
**Availability**

**Floor Areas (IPMS3)**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Total Sq Ft</th>
<th>Total Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third</td>
<td>24,628</td>
<td>2,288</td>
</tr>
<tr>
<td>Second</td>
<td>25,017</td>
<td>2,324.2</td>
</tr>
<tr>
<td>First</td>
<td>24,210</td>
<td>2,249.2</td>
</tr>
<tr>
<td>Ground Office</td>
<td>25,128</td>
<td>2,334.5</td>
</tr>
<tr>
<td>Ground Reception</td>
<td>2,242</td>
<td>208.3</td>
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<tr>
<td>Total</td>
<td>101,225</td>
<td>9,404.2</td>
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</tbody>
</table>

*Third Floor terraces provide an additional 612 sq ft (56.9 sq m)

**353 car parking spaces (1:280 sq ft)**

**Schedule of Areas**

- 1 Business Lounge
- 2 Coffee Stations
- 13 Offices
- 1 Comms Room
- 6 Store Rooms
- 4 Print Hub Areas
- 2.1 Rooms
- 6 Booth Seating Areas
- 6 Phone Booths
- 3 Quiet Working Areas
- 6 Huddle Areas
- 6 Informal Meeting Areas
- 7 Training Rooms
- 16 Open Plan Workstations
- 6 Meeting Rooms
- 1 Boardroom Area
- 1 Post Room
- 1 Boardroom
- 1 War Room
- 2 Outdoor Terraces
Sustainability

- Excellent BREEAM rating
- Energy performance certificate
- 72 cycle bays and 3 motorcycle bays
- 10 car charging points included within the 353 car parking spaces
- Dedicated shower and changing facilities
- Recycling stores
- Lighting design controls for optimum energy use
- Heating, ventilation and air conditioning controlled by Building Management System
- Integrated cladding and glazing facade system
- High performance glazing admitting daylight while minimising solar gain
- Roof-mounted solar panels
- 800 sq ft changing facility
- 9 showers
- 72 lockers
- 72 cycle racks

DEDICATED SHOWER AND CHANGING FACILITIES
1. Parking
353 parking spaces (1:280 sq ft) including 10 car charging points
72 cycle bays and 3 motorcycle bays

2. Occupancy
Means of escape 1 person/7 sq m
Internal climate 1 person/10 sq m
Lift provision 1 person/7 sq m
Sanitary provision 1 person/10 sq m
(60% Male / 60% Female)

3. Air Conditioning
Four pipe fan coil air conditioning
Winter 20°C ± 2°C, Summer 24°C ± 2°C

4. Planning Module
1.5m

5. Structural Grid
9m

6. Floor Loadings
Office floors (Level 1 to 6): 6.8kN/sqm + 1kN/sqm for partitions
Capacity of supporting columns and foundations limited to an overall area of 3.00m x 3.00m for partitions.
Roof space areas imposed load: 3.0kN/m²

3. Key Dimensions
Office floor to floor (1st to 6th floor): 3.45m
Ground floor (Ground to 1st floor): 3.85m
Office floor to 1st floor: 3.20m
Ceiling height on main floor
Sanitary provision: 300mm between the beams
Structure height:

8. Reception
Unobstructed heightimen
Panels: suspended ceiling tiles. Service and utility service runs concealed within bulkhead
Ceilings: smooth paint on plasterboard with recessed downlighters

9. Air conditioning
Office area, 1st floor - ground floor with full height glazing on exterior.
Reef: suspended armature structure supporting glass and glazing materials integrated into the façade at top level.

10. Lifts
3 x 17 person passenger lifts in reception and 1 x 2,000kg goods and passenger lift provided to the rear core

11. Internal Finishes - Offices
Walls:
Emulsion paint on plasterboard
Floors:
600 x 600mm modular fully accessible steel encapsulated raised floor
Ceilings:
600 x 600mm fully demountable perforated metal suspended ceiling system with plasterboard margins
Doors:
Full-height metal framed glass doors to main core; walnut doors to secondary cores and lobbies; satin stainless steel ironmongery to all doors; service and duct doors painted

12. WCs
Wall and Skirting Finishes:
Painted, plastered or plasterboard walls
Floor Finishes:
Floor screed with ceramic tiled floor
Ceiling Finishes:
Plasterboard ceilings with polyester powder-coated access panels in WC cubicles

13. Showers and Cycle Changing Facilities
Shower Finishes:
5 Shower units to each changing area, with 3 fully accessible showers built into the rear core (10 showers in total)

Vanity Units:
Solid surface trough basins with wall mounted vanity unit, fitted with combination paper towel dispenser and hand dryer

Balcony Balustrades:
Frameless toughened laminated glass

Lighting:
LED lighting
Blinds:
Installation of frames for tenant to install blinds

14. External Finishes
Curtain Walling:
Unitised system of polyester powder-coated Aluminium framing with double glazed solar control glass with internal bracing
Foundation:
Ground floor (300mm reinforced concrete) over 150mm thick hardcore
Ground floor (150mm reinforced concrete) over 150mm thick hardcore
Roof:
Tapered flat slab
Walls:
Metal framed and glass polymer powder coated escape doors

GRADE A, HIGH QUALITY FINISHES THROUGHOUT
SPECIFICATION

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Connecting to Stockley Park

Exceptional connectivity to four longwalk right in the heart of thriving Stockley Park.

London Connections Made Easy

London
- Heathrow
- Paddington
- Liverpool Street

Stockley Park
- Exceptional connectivity to Four Longwalk right in the heart of thriving Stockley Park.

Location

Exceptional connectivity to Four Longwalk right in the heart of thriving Stockley Park.

Drive to London in only 30 minutes
THE ARENA AT STOCKLEY PARK PROVIDES AN EXTENSIVE COLLECTION OF AMENITIES, INCLUDING RESTAURANTS, COFFEE SHOPS AND BARS. THERE IS ALSO A NUFFIELD HEALTH CLUB AND STOCKLEY PARK GOLF CLUB ON SITE.
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