



FOUR
LONG
W4LK



STOCKLEY PARK



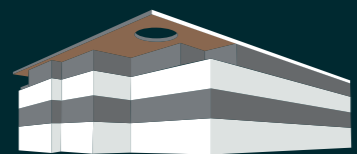
T4LK THE T4LK



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





THE N⁴TURAL CHOICE

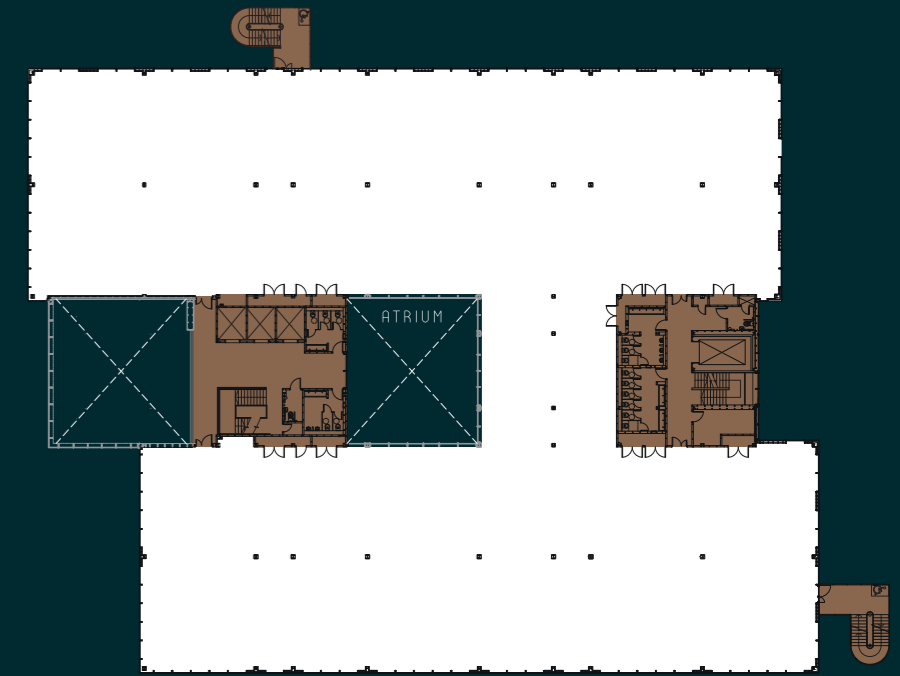
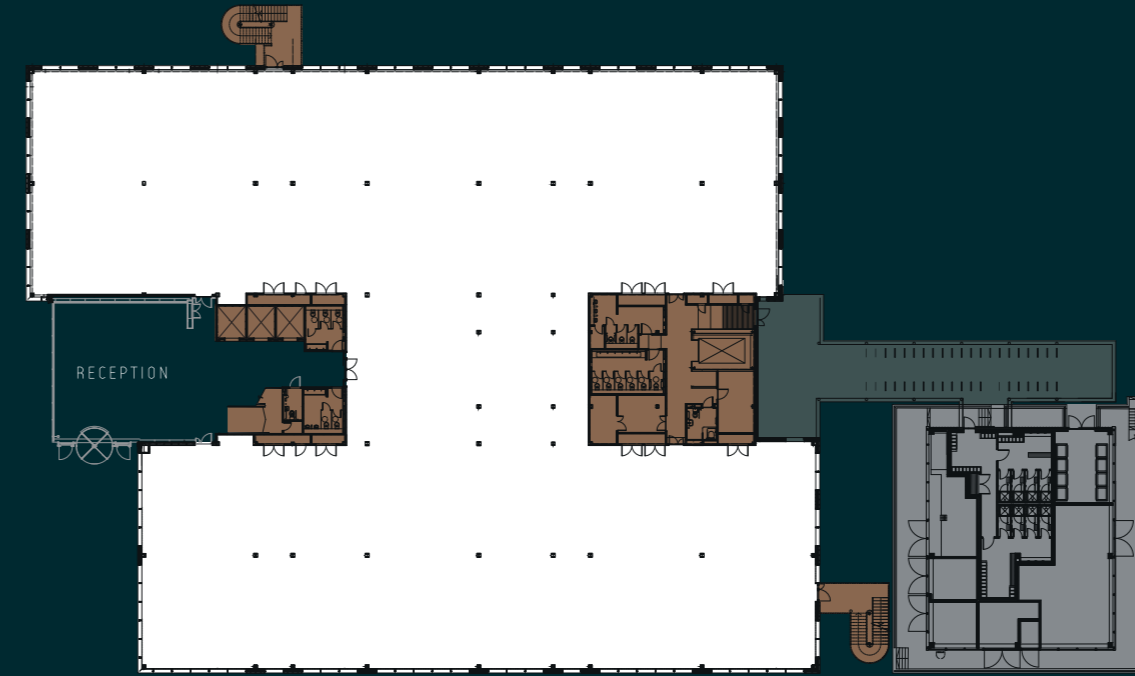
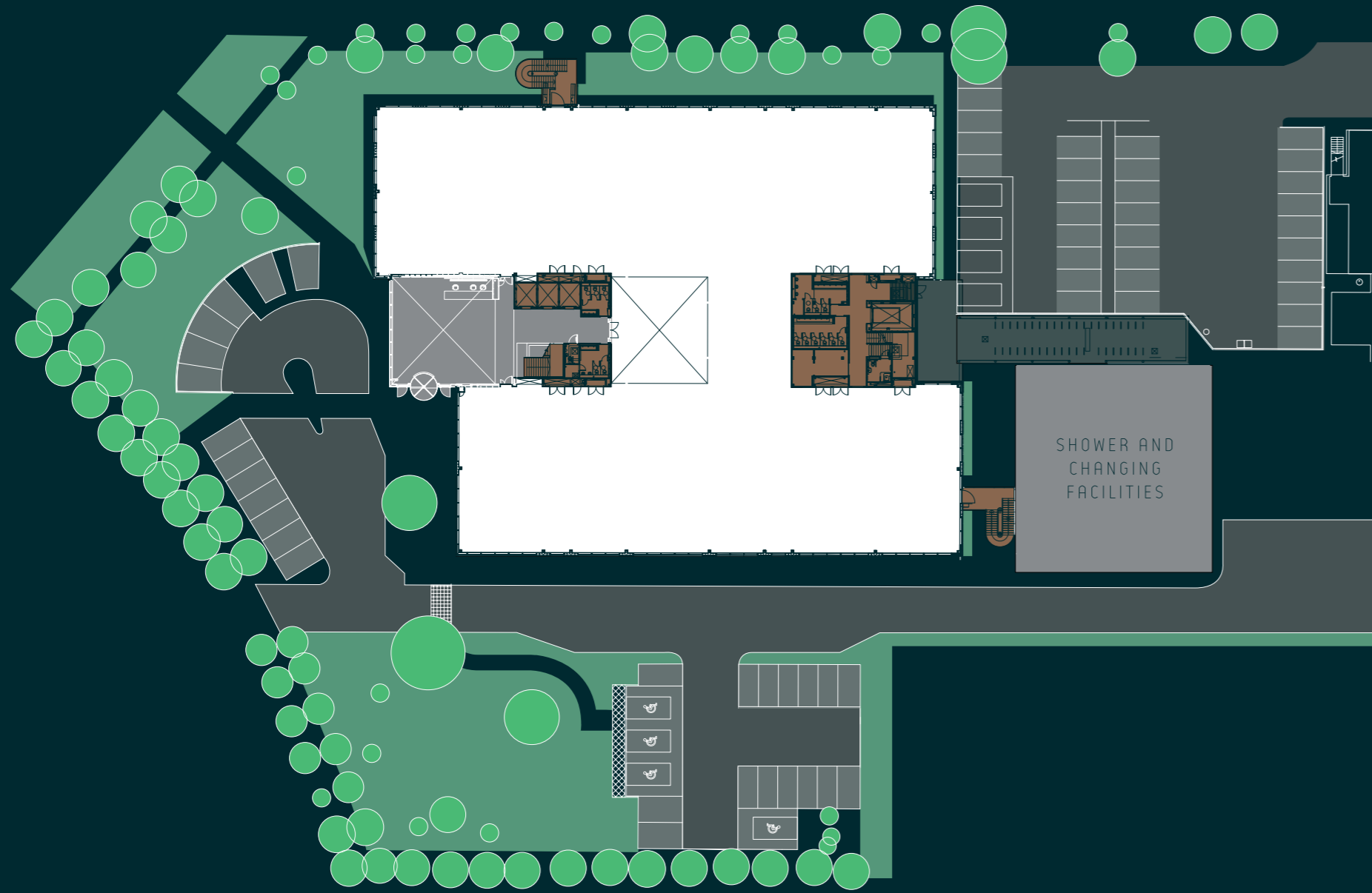
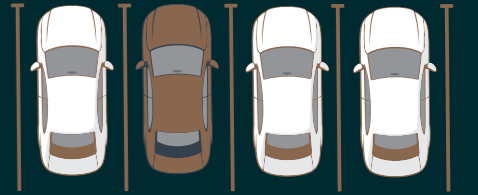
WITH EXCEPTIONAL PROMINENCE AND AN UNRIVALLED WELCOMING EXPERIENCE, 4 LONGWALK DELIVERS THE NEW STANDARD FOR GRADE A OFFICE SPACE ON STOCKLEY PARK.





4AVAILABILITY

P 353 CAR SPACES
CAR PARKING RATIO
 1:280 SQ FT

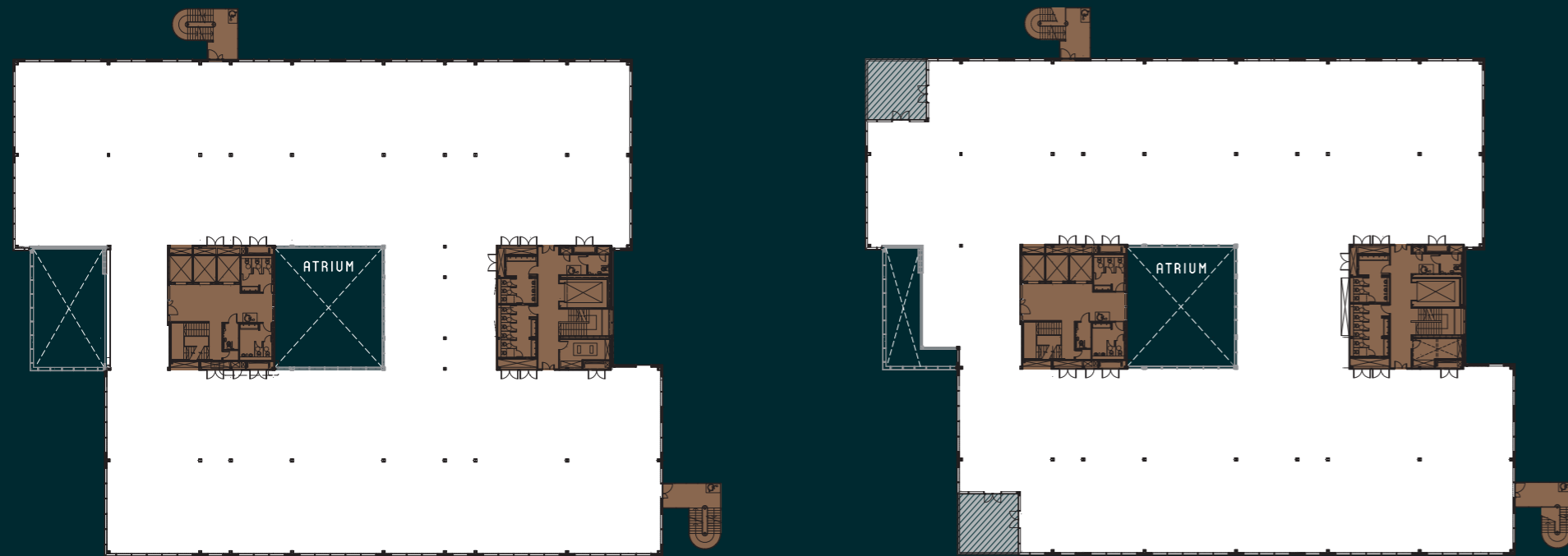


GROUND FLOOR - LET
 25,128 SQ FT / 2,334 SQ M
 RECEPTION 2,242 SQ FT / 208 SQ M

FIRST FLOOR - UNDER OFFER
 24,210 SQ FT / 2,249 SQ M

■ BICYCLE RACKS ■ SHOWER AND CHANGING FACILITIES

4VAILABILITY



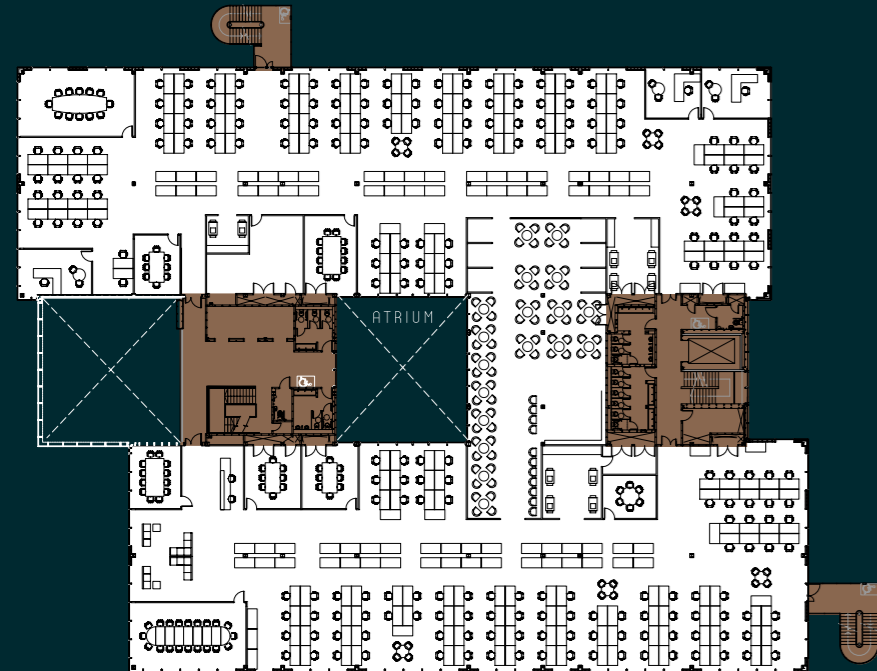
SECOND FLOOR
25,017 SQ FT / 2,324 SQ M

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

TERRACES



4VAILABILITY



SCHEDULE OF 4RE4S

Floor Areas (IPMS3)	sq ft	sq m
Third	24,628	2,288
Second	25,017	2,324.2
First	UNDER OFFER	
Ground Office	LET	
Ground Reception	2,242	208.3
Total	51,887	4,820.5

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

353 car parking spaces with the entire building (1:280 sq ft)

SPACE PLAN

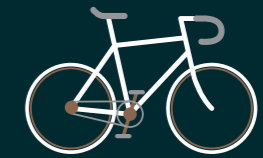
- 1 BUSINESS LOUNGE
- 3 COFFEE STATIONS
- 13 OFFICES
- 1 COMMS ROOM
- 6 STORE ROOMS
- 4 PRINT HUB AREAS
- 3 1:1 ROOMS
- 6 BOOTH SEATING AREAS
- 8 PHONE BOOTHS
- 3 QUIET WORKING AREAS
- 5 HUDDLE AREAS
- 6 INFORMAL MEETING AREAS
- 2 TRAINING ROOMS
- 178 OPEN PLAN WORKSTATIONS
- 4 MEETING ROOMS
- 1 BREAKOUT AREA
- 1 POST ROOM
- 1 BOARDROOM
- 1 WAR ROOM
- 2 OUTDOOR TERRACES



SUSTAINABILITY

- BREEM rating Excellent and energy performance certificate A rating
- 72 cycle bays and 3 motorcycle bays
- 10 car charging points included within the 353 car parking spaces with the entire building (1:280 sq ft)
- Dedicated shower and changing facilities with lockers and drying room
- 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





DEDICATED SHOWER AND CHANGING FACILITIES

- 800 sq ft changing facility
- 9 showers
- 72 lockers
- 72 cycle racks





SPECIFIC4TION

GRADE A, HIGH QU4LITY FINISHES THROUGHOUT

1. Parking

353 parking spaces with the entire building (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 5.0kN/sqm + 1kN/sqm for partitions
Capacity of supporting columns and foundations limited to equivalent total loading of 2.5kN/m² + 0.8kN/m² for partitions
Roof plant areas imposed load 5.0kN/sqm

7. Key Dimensions

Office floor to floor 3,950mm (Ground 4,850mm)
Raised floor 150mm overall (Ground 180mm)
Office floor to ceiling 2,800mm (Ground floor 3,600mm)
Ceiling lighting zone 100mm
Services zone 760mm between the beams
Structure 125mm

8. Reception

Quadruple height reception
Floors: Large format stone tiles. Service void within floor screed to facilitate introduction of security 'turnstiles' by tenant
Ceilings: Emulsion paint on plasterboard with recessed downlighters

9. Atrium

Open atrium at ground floor with full height glazing on upper levels
Roof: Exposed aluminium structure supporting glazed panels with louvres integrated into the walls at high 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 tile 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
Balcony Balustrades: Frameless toughened laminated glass
Lighting: LED lighting
Blinds: Installation of recess for tenant to install blinds

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
Vanity Units: Solid surface trough basins with wall mounted water saving taps
Hand Dryers: Recessed stainless steel combination paper towel dispensers and hand dryers
Mirrors: Mirrors to ceiling from vanity unit level and full height mirrors

13. Showers and Cycle Changing Facilities

Shower Facilities: 4 Shower units to each changing area, with 1 fully accessible shower within the rear core at ground floor (9 showers in total)
Wall and Skirting Finishes: Walls to shower cubicles to be tiled with 200 x 200mm module. Painted, plastered or plasterboard walls. Square edged MDF painted skirtings
Floor Finishes: Floor screed with vinyl sheet flooring finish throughout
Ceiling Finishes: 600 x 600mm fully demountable perforated metal suspended ceiling system with plasterboard margins to the locker rooms. Plasterboard ceilings with polyester powder-coated access panels in the shower cubicles only
72 Lockers: Dedicated lockers and drying room within changing areas

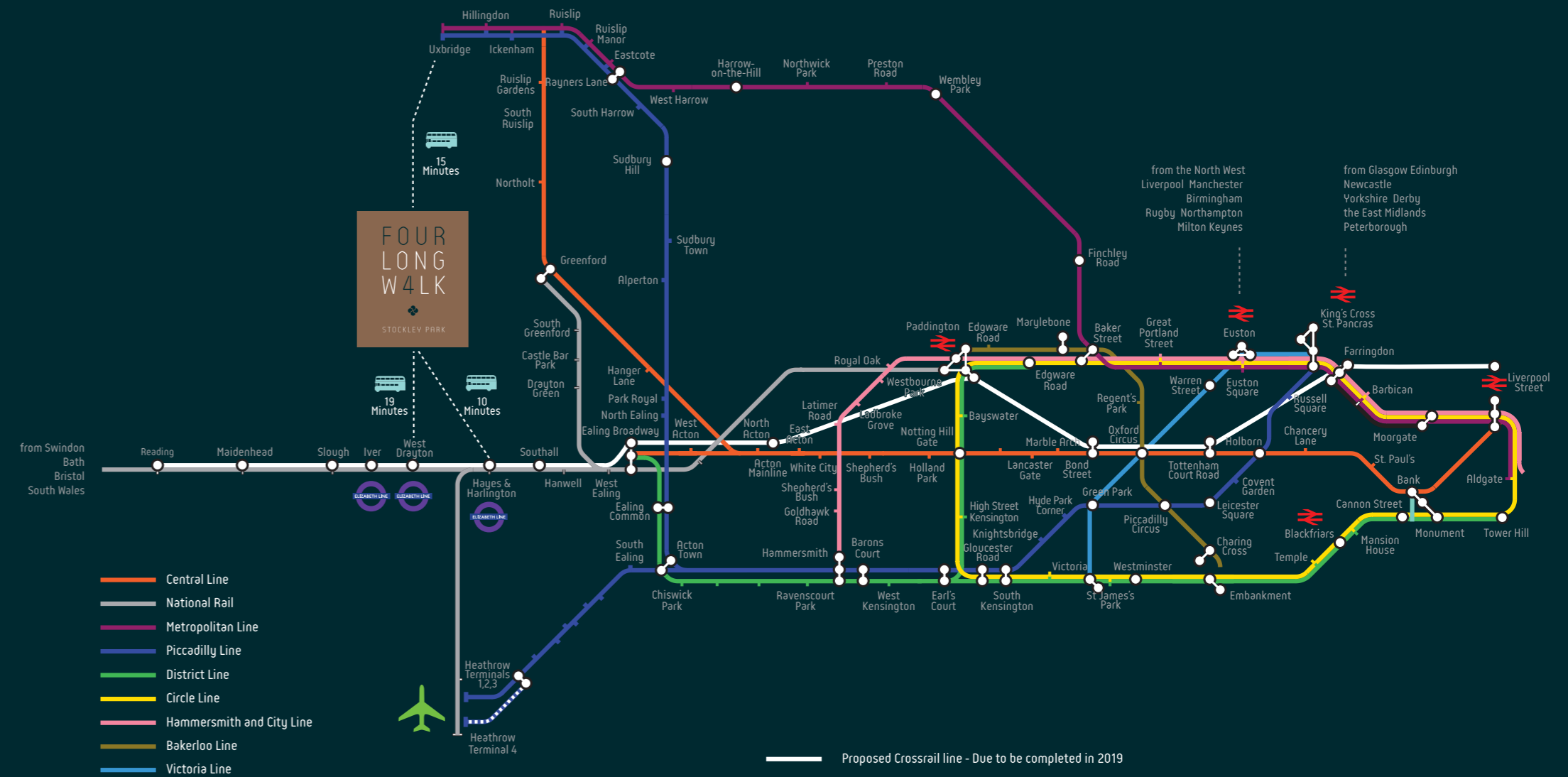
14. External Finishes

Curtain Walling: Unitised system of polyester powder-coated Aluminium framing with double glazed solar control glass with external shading to front elevations
Cladding: Polyester powder-coated aluminium cladding panels on metal framework to concrete or block walls, aluminium louvres and panels for plant room walls
Roof: Glazed atrium roof
Doors: Metal framed and glazed polyester powder-coated escape doors

WALK THE WALK



CONNECTIONS



CONNECTING TO STOCKLEY PARK



- A10**
 - Uxbridge Tube Station (15 Minutes)
 - 4 LONGWALK
 - Heathrow Airport Bus Station (9 Minutes)
- 350**
 - Hayes and Harlington Station (10 Minutes)
 - 4 LONGWALK
 - Heathrow Terminal 5 (17 Minutes)
- U5**
 - Uxbridge Station (15 Minutes)
 - West Drayton Rail Station (19 Minutes)
 - 4 LONGWALK
 - Hayes & Harlington Rail Station (10 Minutes)



- First Western**
 - Reading (25 Minutes)
 - West Drayton Rail Station (10 Minutes (Taxi))
 - 4 LONGWALK
 - Hayes & Harlington Rail Station (6 Minutes (Taxi))
 - Paddington (20 Minutes)
- Heathrow Connect**
 - Paddington (15 Minutes)
 - Hayes & Harlington Rail Station (6 Minutes (Taxi))
 - 4 LONGWALK
 - Hayes & Harlington Rail Station (6 Minutes (Taxi))
 - Heathrow (6 Minutes)



- Heathrow Airport (2 miles)**
- Paris 1hr15
 - Dublin 1hr15
 - Amsterdam 1hr15
 - Frankfurt 1hr40
 - Madrid 2hrs15
 - Dubai 7hrs
 - New York 7hrs
 - San Francisco 11hrs
 - Los Angeles 11hrs20
 - Hong Kong 11hrs30
 - Cape Town 11hrs40

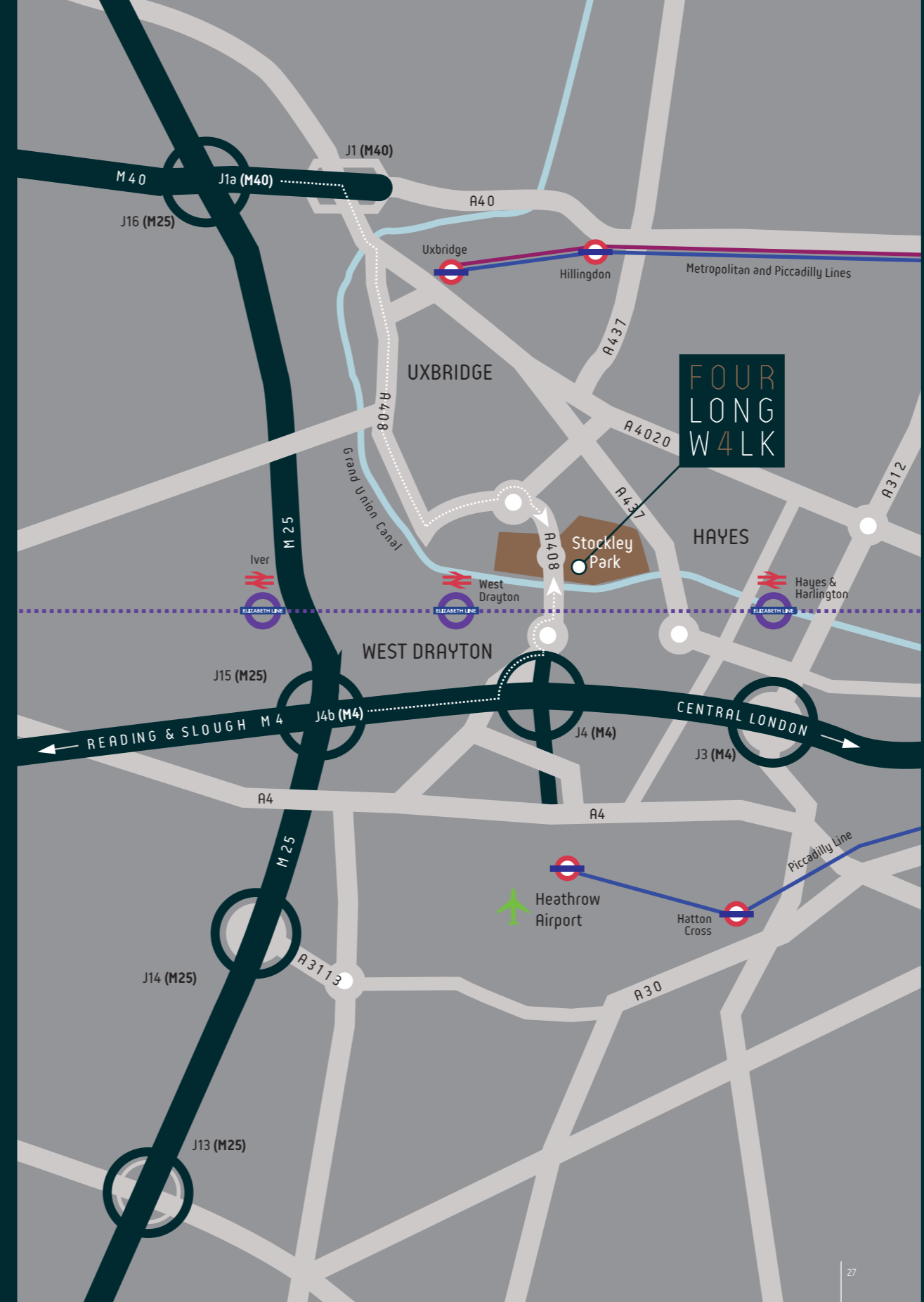
With connections to 185 destinations (covering 84 countries)



- Crossrail/Elizabeth Line (Due to be completed in 2019)**
- Liverpool Street (7 Minutes)
 - Bond Street (3 Minutes)
 - Paddington (16 Minutes)
 - Hayes & Harlington Rail Station (6 Minutes (Taxi))
 - 4 LONGWALK (10 Minutes (Taxi))
 - West Drayton Rail Station (29 Minutes)
 - Reading



LONDON CONNECTIONS MADE EASY



LOCATION



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



- Heathrow 6 minutes
- London 30 minutes
- Reading 35 minutes
- Oxford 55 minutes
- Gatwick Airport 45 minutes
- Brighton 1hr 15 minutes
- Cambridge 1hr 24 minutes
- Bristol 1hr 36 minutes
- Birmingham 1hr 45 minutes
- Manchester 3hrs 9 minutes

SAT NAV: **UB11 1FE**



DRIVE TO LONDON IN ONLY 30 MINUTES



FANCY A REFRESHING WALK?

Take a stroll around the extensively landscaped park and lakes



STOCKLEY PARK

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.



CONTACT

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A development by



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