



2 FURZEGROUND WAY

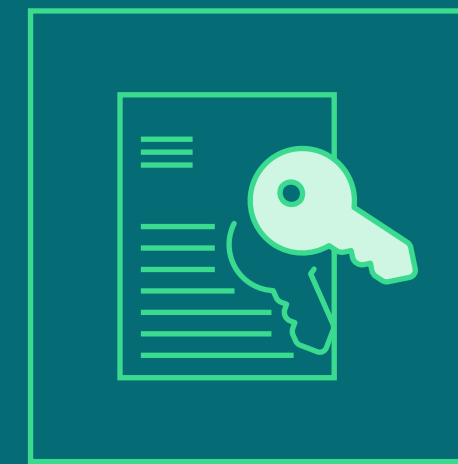
53,008 SQ FT HEADQUARTERS BUILDING
STOCKLEY PARK, UXBRIDGE UB11 1BB

THE BUILDING

WORK REDEFINED

2 Furzeground is a modern office building set amidst green open spaces with unrivalled on-site amenity, offering the perfect balance between work and life.

An exclusive self-contained headquarters opportunity with up to 53,008 sq ft of flexible workspace arranged around an impressive light-filled atrium.



Ready-to-let space with existing fit-out

OR



Bespoke refurbishment to your requirements

OR



Freehold purchase for alternative uses (subject to planning)



STOCKLEY PARK



Street food



Trim trails



OTHER AMENITIES INCLUDE



Nuffield Gym on-site

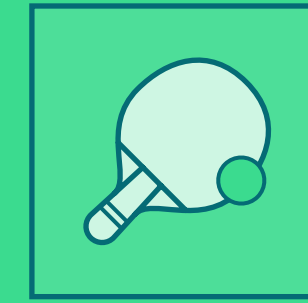


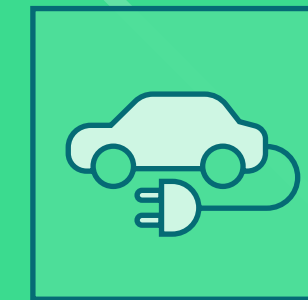
Table tennis



Outdoor bootcamp classes



Running & walking club



Electric car charging



Borrow bikes

BEYOND THE OFFICE

Stockley Park is an innovative business park focused on the well-being of its community.

With a Fitwel 2 Star Rating, it actively promotes a healthy lifestyle, while its regular calendar of park events encourages social interaction to keep your team happy, engaged, and productive.

2 FURZEGROUND WAY STOCKLEY PARK



Year round events calendar



Biodiverse environment



THE BUILDING

SPACE YOUR WAY

A contemporary HQ building comprising open-plan, light-filled space arranged over the ground, first and second floors.

It features collaborative breakout spaces, meeting rooms, and an impressive full-height atrium for a striking arrival experience.










Kitchen & breakout spaces



Meeting and conference facilities

SUMMARY SPECIFICATION

-  Double height atrium
-  Passenger lifts
-  Reception
-  Air conditioning
-  Raised floors
-  2.7m floor to ceiling height
-  WCs on every floor



ACCOMMODATION

FLOOR PLANS

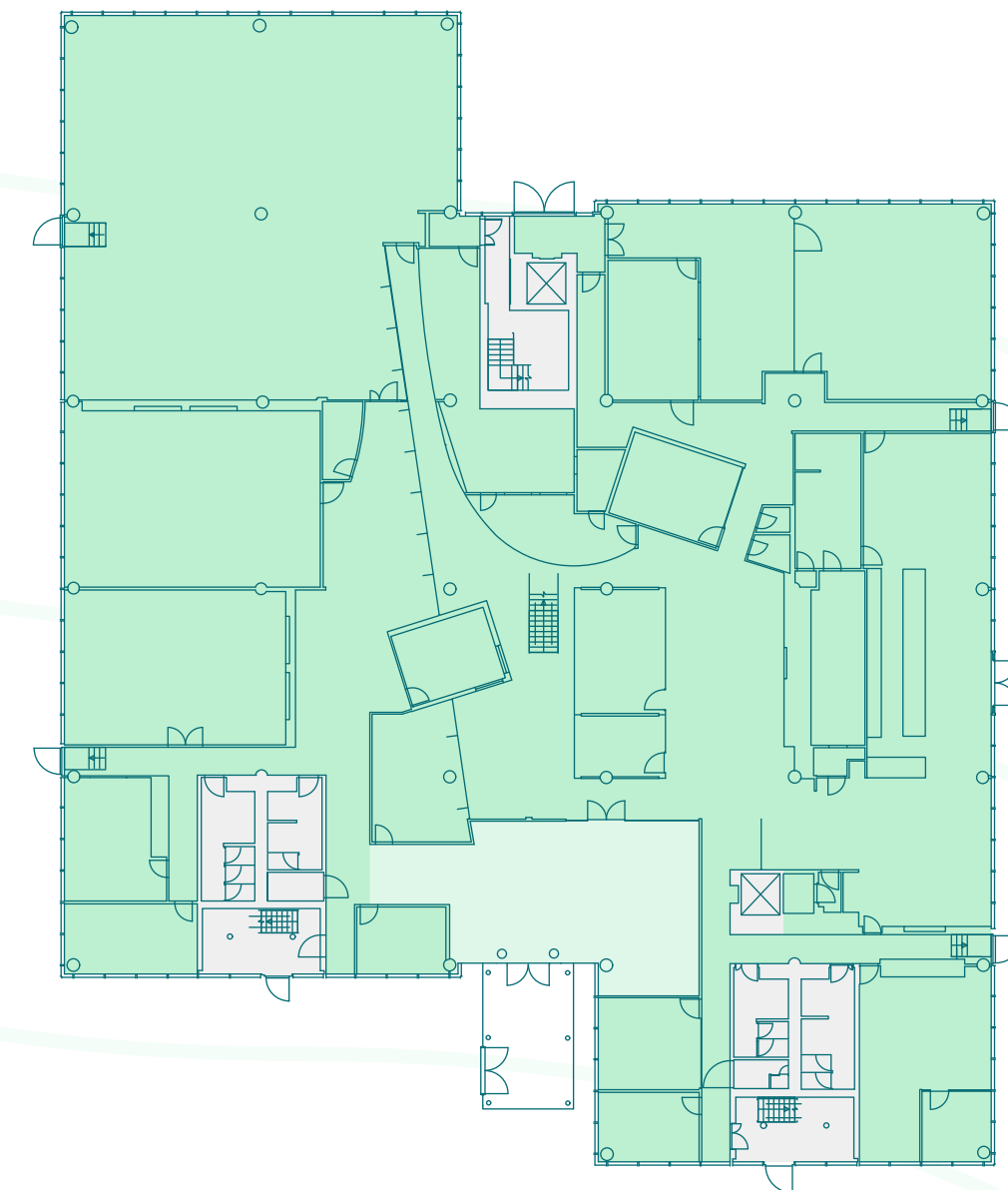
The building offers flexibility to suit your business.

The floors are available with their existing fit-out, can be refurbished to your requirements or purchased on a new long leasehold.

Floor	Sq Ft	Sq M
Second	14,916	1,385.7
First	18,642	1,731.9
Ground	19,450	1,807.0
Total	53,008	4,924.6

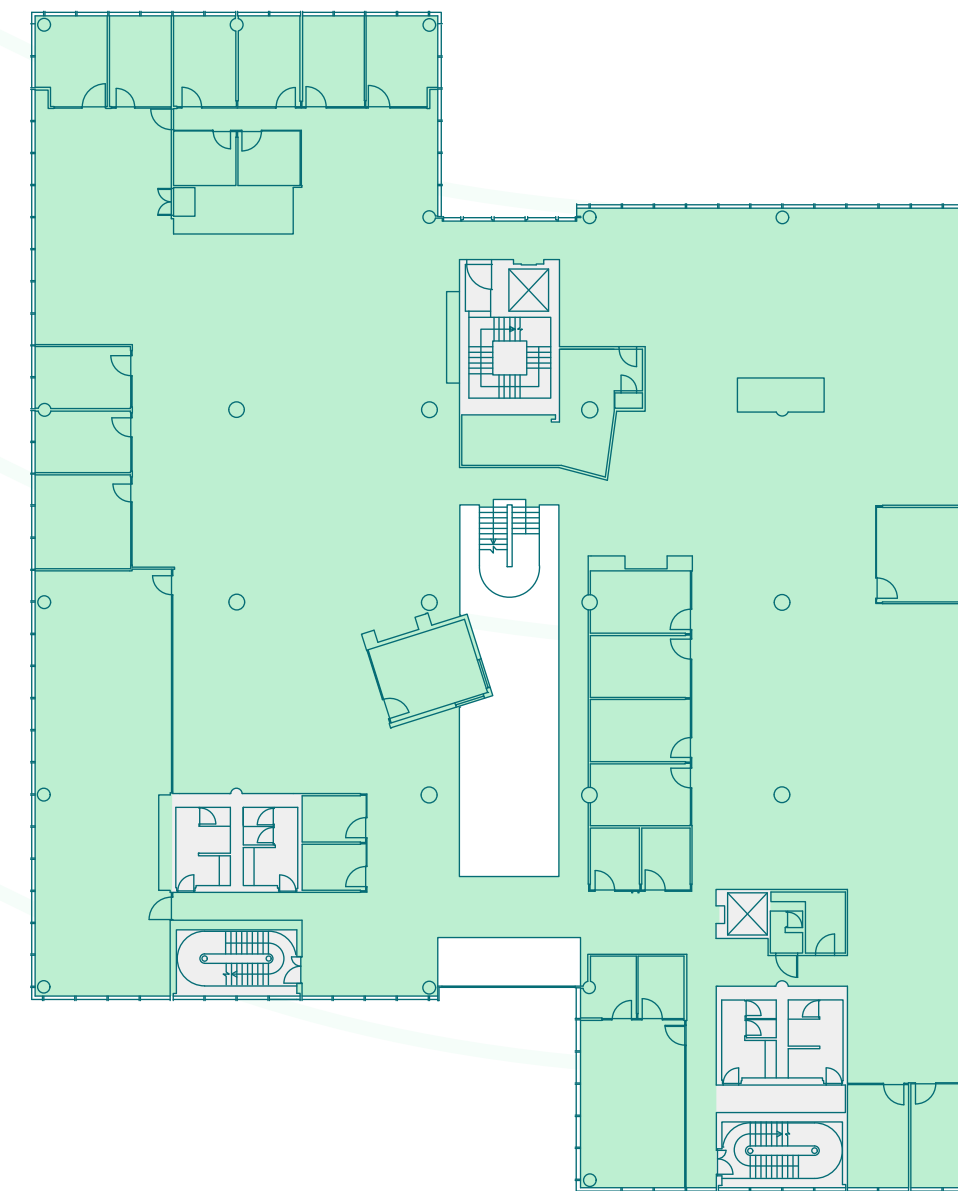
GROUND FLOOR

19,450 sq ft / 1,807.0 sq m



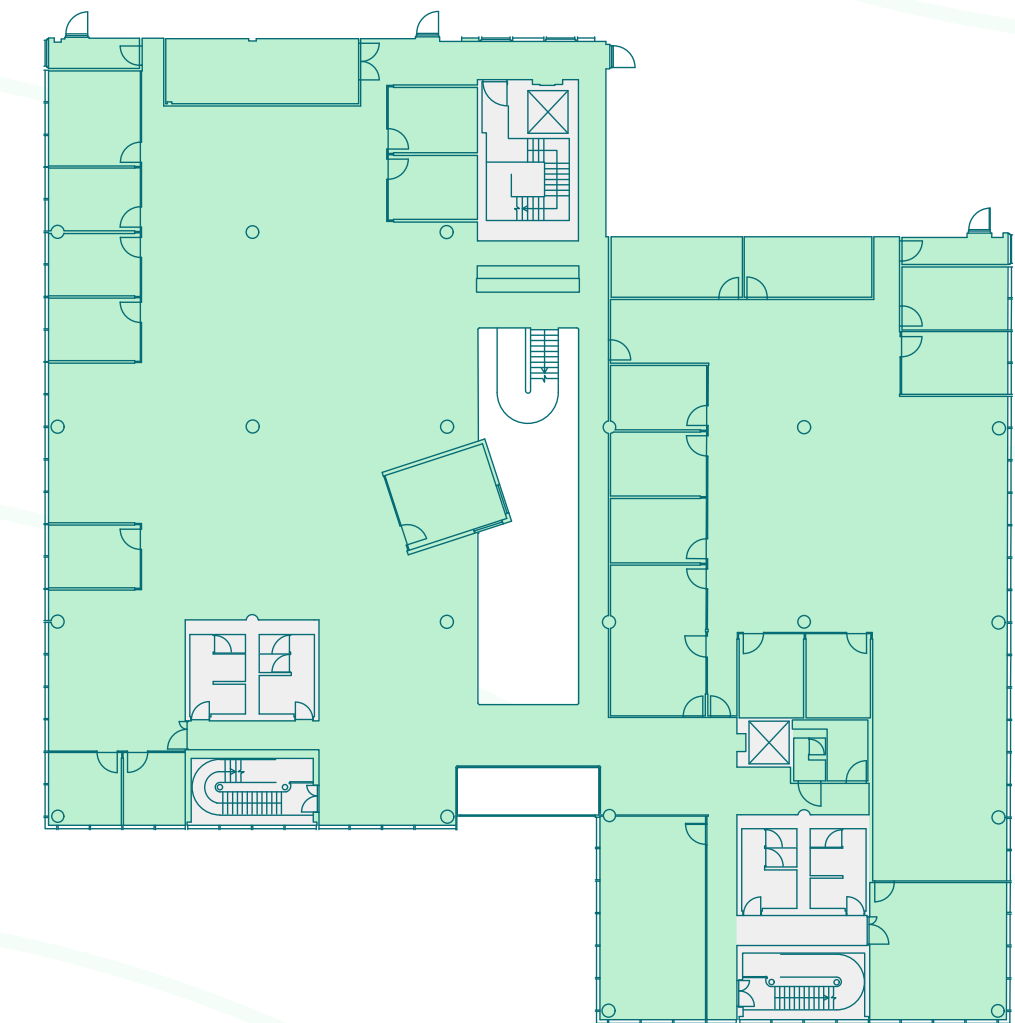
FIRST FLOOR

18,642 sq ft / 1,731.9 sq m



SECOND FLOOR

14,916 sq ft / 1,385.7 sq m



For indicative purposes only.
Not to scale.

● Office ● Reception ● Core

STOCKLEY PARK

PARK LIFE

Set in 88 acres of green space with jogging and cycle paths, Borrow Bikes, picnic spots and pop-up street food stalls.

There is also a health club, cafés, fitness classes, nursery and dog-sitting service providing everything you need to maintain a healthy work/life balance.



STOCKLEY PARK AMENITIES

Food & Drink

- 1 The Set Café
- 2 Costa Coffee
- 3 Greggs
- 4 Subway
- 5 BAR@Stockley

Fitness, Health and wellbeing

- 6 Trim trail
- 7 Table tennis
- 8 Nuffield Health
- 9 Stockley Park Golf Club

Transport

- 10 Free cycle hire
- 11 Free luxury shuttle service
- 12 Electric car charging

Retail / Leisure

- 13 Travelodge
- 14 Quayside Shopping Centre
- 15 Pavillion at Stockley Park

Nature / Outdoors

- 16 Biodiversity area
- 17 Walking trails

LOCAL OCCUPIERS



Street food at The Market



Nuffield Health



The Set café

LOCATION

PRIME POSITION

It's no wonder so many leading global and national companies call Stockley Park home.

It is strategically located with excellent transport links, including two Elizabeth line stations, a park shuttle service, and cycle routes.



CONNECTIONS

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

By car

M4 Junction 4 05 mins	M25 Junction 15 07 mins	Heathrow Airport 10 mins	Slough 16 mins	Central London 35 mins
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Bus / Rail (Rail from Hayes & Harlington)

Hayes & Harlington 08 mins by bus	Heathrow 08 mins by rail	Slough 11 mins by rail	Paddington 19 mins by rail	Bond Street 20 mins by rail
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FURTHER INFO

GET IN TOUCH

Terms

Upon application.

Viewings

Strictly through joint sole letting agents:



Tom Fletcher
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2FURZEGROUNDWAY.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. July 2024.

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