

Newly refurbished  
self-contained offices to let  
14,843 to 33,540 sq ft



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



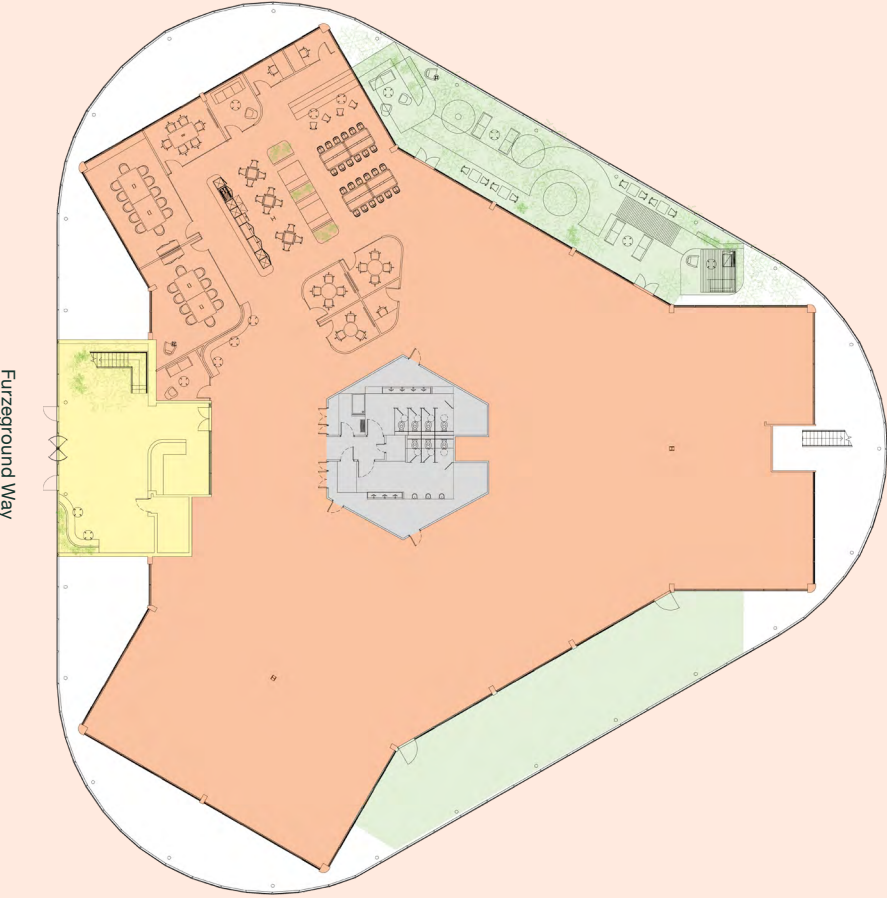
FLOOR PLANS

Winter Garden Reception

Ground Floor - New Fit-Out

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

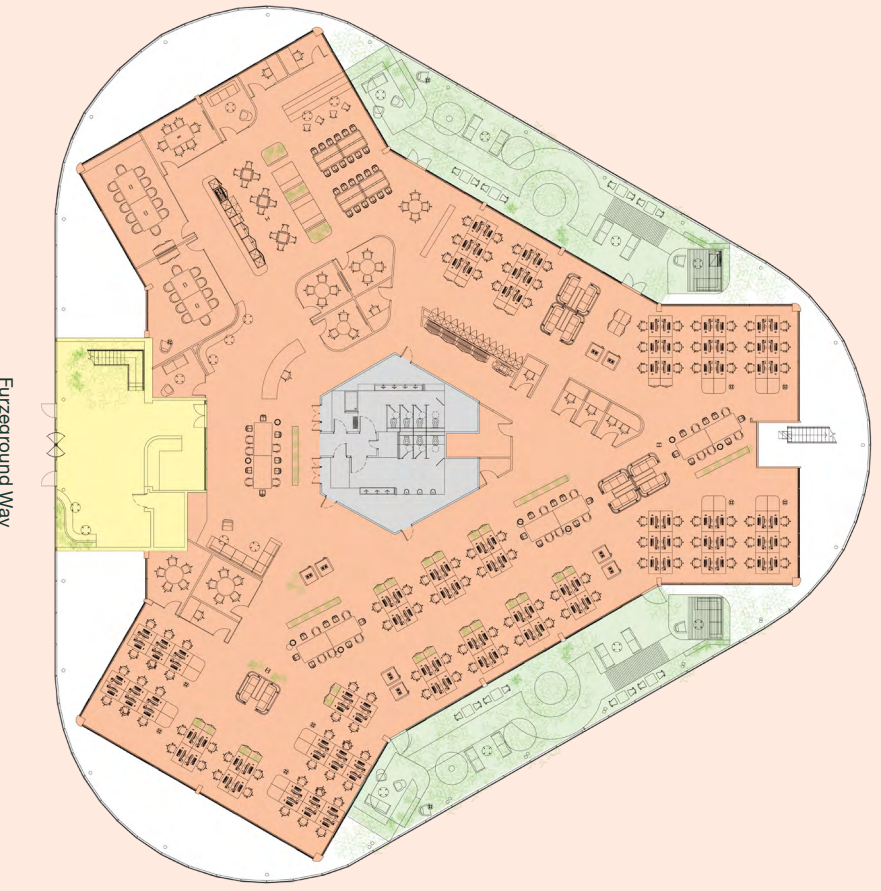
12 person meeting room	01	4 person meeting rooms	02	Informal meeting rooms	02
10 person meeting room	01	3 person meeting room	01	Breakout space/hotdesks	52
6 person meeting room	01	Phone booths	03	Winter Garden	01



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.

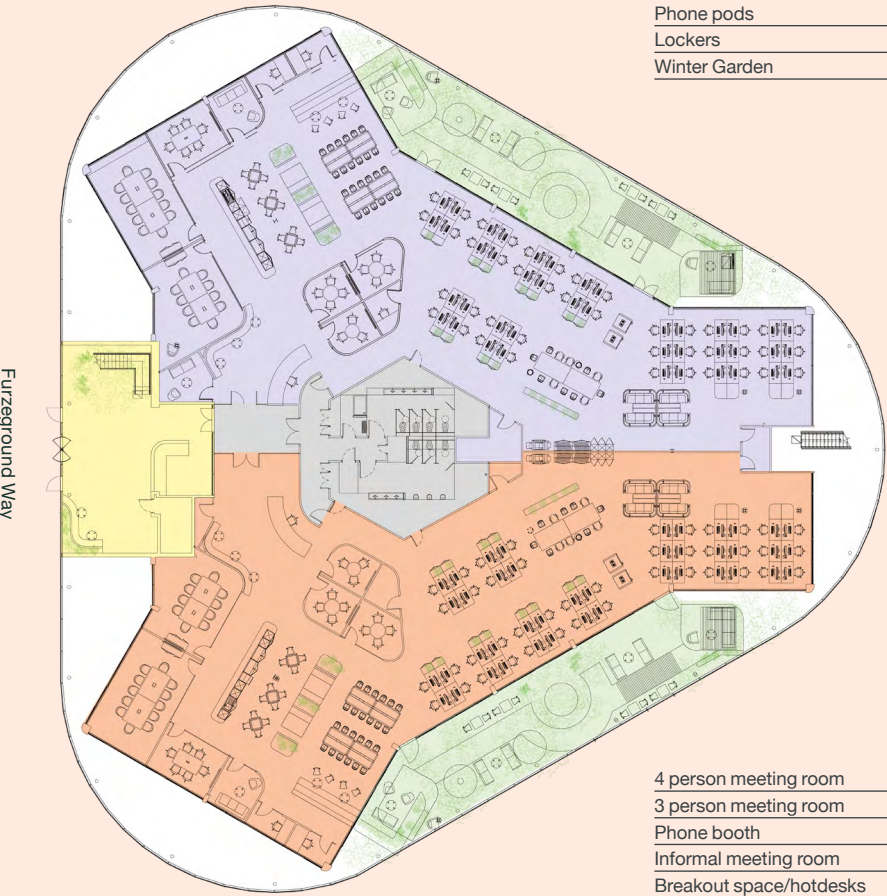


FLOOR PLANS

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

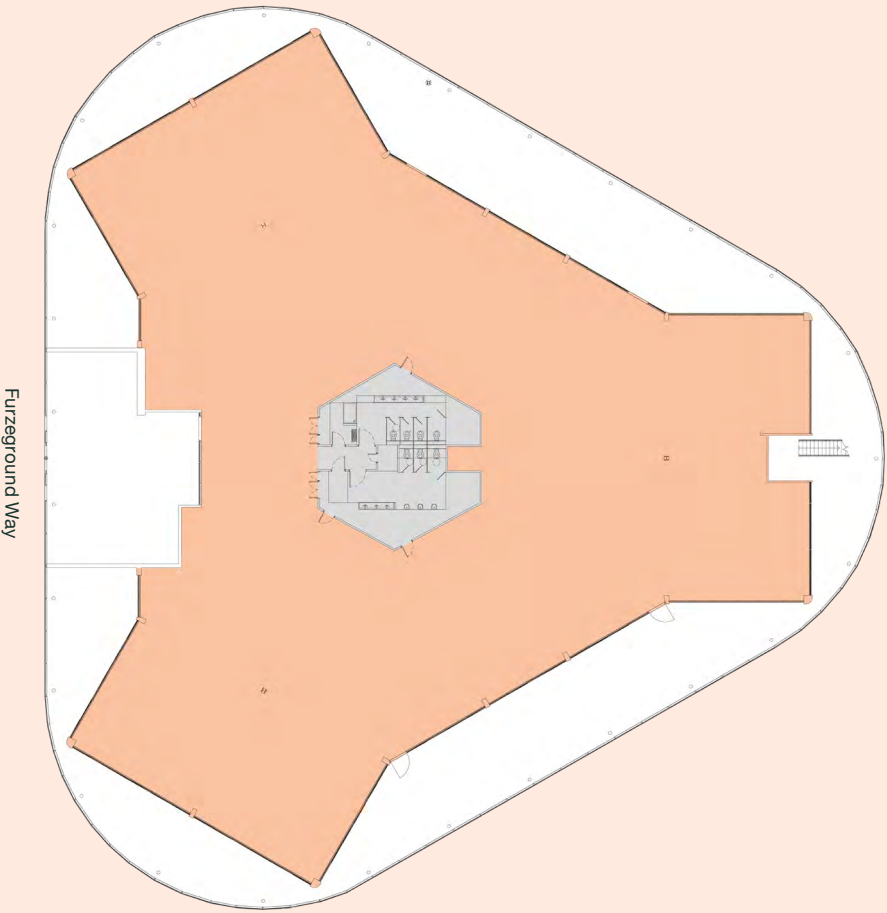


East Occupancy  
7,126 sq ft / 662 sq m

Desks	42	4 person meeting room	02
12 person meeting room	01	3 person meeting room	01
10 person meeting room	01	Phone booth	03
6 person meeting room	01	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)



Plan not to scale,  
for indicative purposes only.





## 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

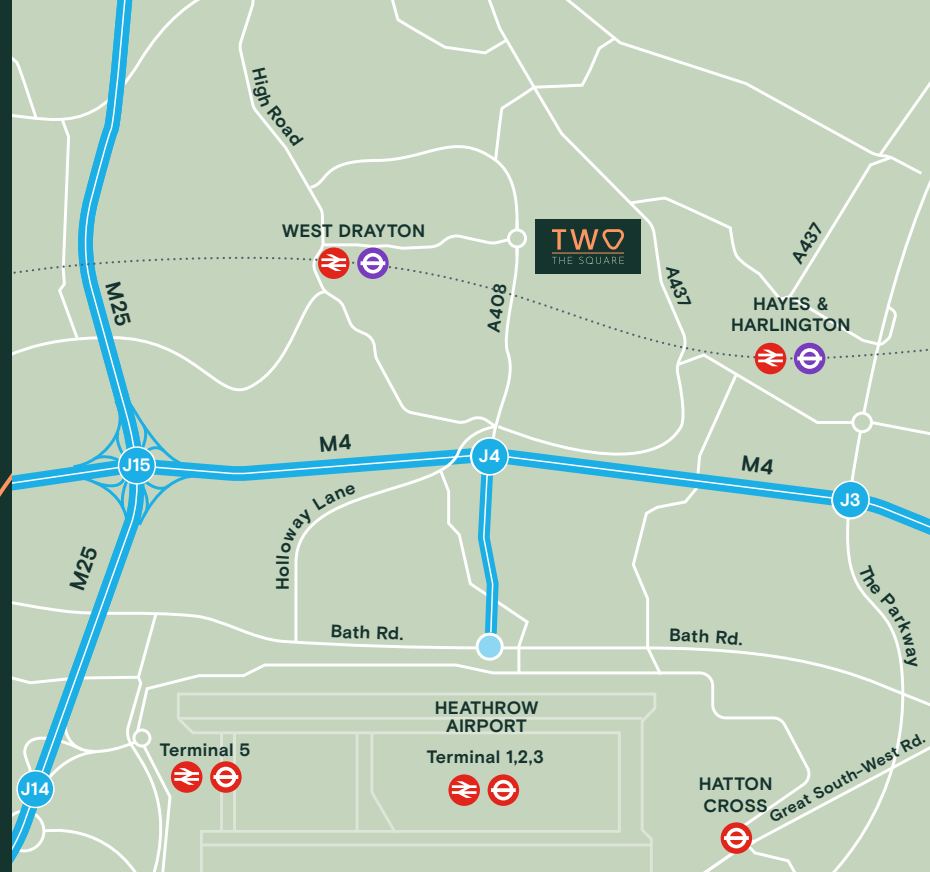




## LOCATION

# Prime position.

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



## OCCUPIERS



## CONNECTIONS

### By car

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

### Bus / Rail

Hayes and Harlington	Heathrow	Slough	Paddington	Maidenhead	Bond Street
<b>08</b>	<b>08</b>	<b>11</b>	<b>19</b>	<b>20</b>	<b>20</b>
mins by bus	mins by rail (from Hayes & Harlington)	mins by rail (from Hayes & Harlington)	mins by rail (from Hayes & Harlington)	mins by rail (from Hayes & Harlington)	mins by rail (from Hayes & Harlington)

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



## FURTHER INFORMATION

# Get in touch.

### Terms

Upon application.

### Viewings

Strictly through joint sole letting agents:

**bray  
fox  
smith**

#### **Toby Lumsden**

07796 444 379

tobylumsden@brayfoxsmith.com

#### **James Shillabeer**

07824 663 594

jameshillabeer@brayfoxsmith.com

**hatch**  
real estate

#### **Tom Fletcher**

07752 127 413

tom@hatch-re.com

#### **Charlie Benn**

07563 383 443

charlie@hatch-re.com

## twothesquare.com

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