



**3 LONGWALK AVENUE, UXBRIDGE, UB11 1AW**

OFFICE TO LET

33,279 TO 108,256 SQ FT (3,091.72 TO 10,057.31 SQ M)

 **Vail  
Williams**

# Summary

## HQ Office Building of 108,000 SQ FT

### Available

Available Size	33,279 to 108,256 sq ft
Passing Rent	£2,598,144 per annum
Rates Payable	£8.45 per sq ft
EPC Rating	D

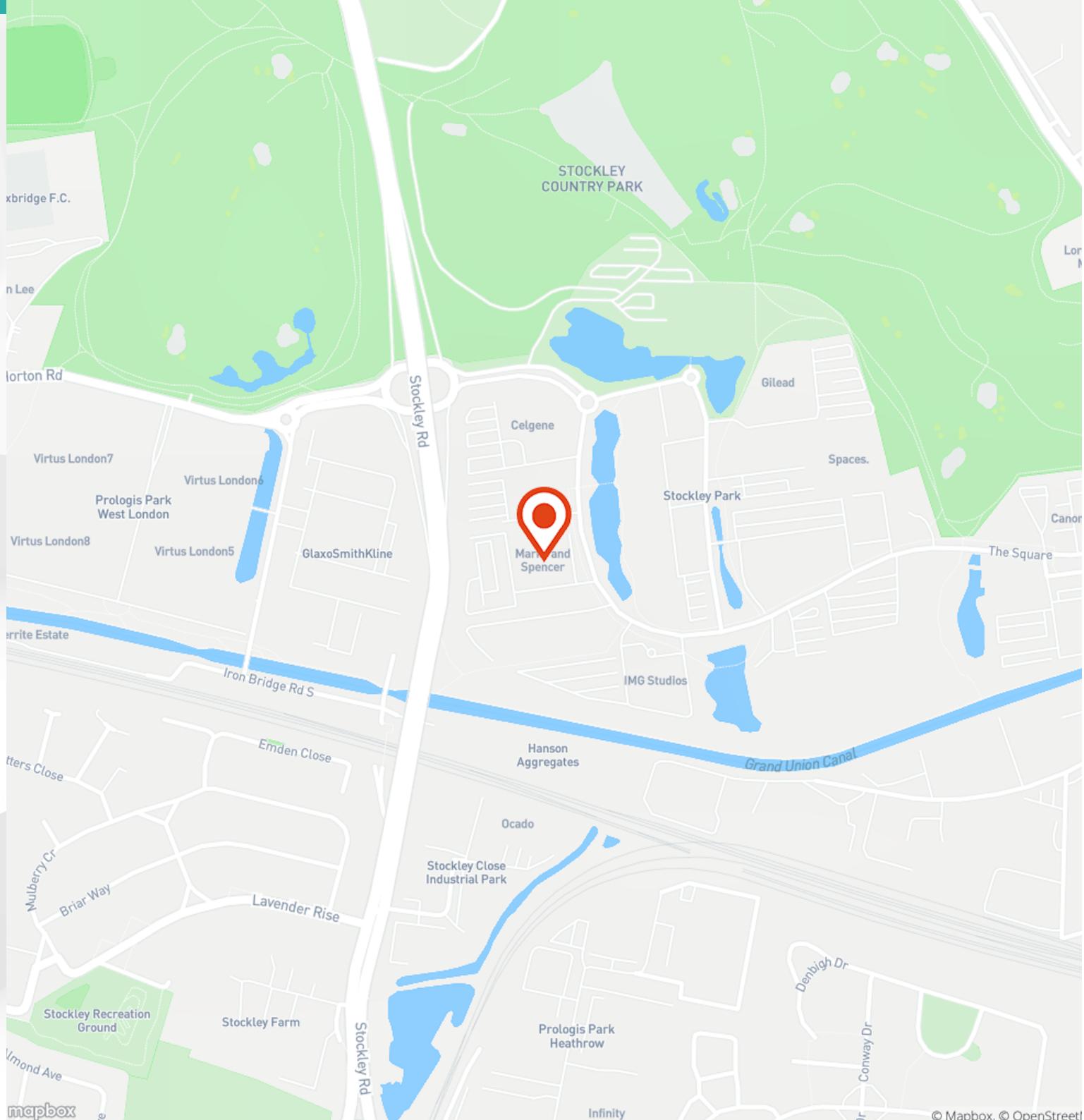
- 420 Parking Spaces at ratio of 1:254 sq ft
- Further ancillary powerhouse (3736 sqft) and maintenance workshop (648 sqft)
- Ground floor provides extensive data rooms, testing area and storage
- Building is available via Sublease or Assignment until lease expiry on 28th September 2026.
- Alternative uses considered, such as data centre



# Location

 **3 Longwalk Avenue, Stockley Park, Uxbridge, UB11 1AW**

The property is located on the west side of Longwalk Road within Stockley Park. Junction 4 of the M4 Motorway is a short drive to the south. Both Hayes & Harlington and West Drayton Railway Stations are within easy reach from Stockley Park.





# Further Details

## Description

3 Longwalk Avenue is excellently located on the Stockley Park and provides an excellent opportunity for a occupier to take the building as a whole or on an individual floor basis.

The property comprises a purpose built office building of steel frame construction arranged over ground and two upper floors. Internally the building provides a ground floor reception area, extensive data rooms, testing area and storage with open plan office accommodation and meeting rooms throughout the upper floors. Internally there are WCs to all floors and shower facilities on the ground floor with floors accessed via 3 x passenger lifts and 1 x goods lift. The premises benefits from large kitchen facilities with breakout space and CCTV is operational across the site.

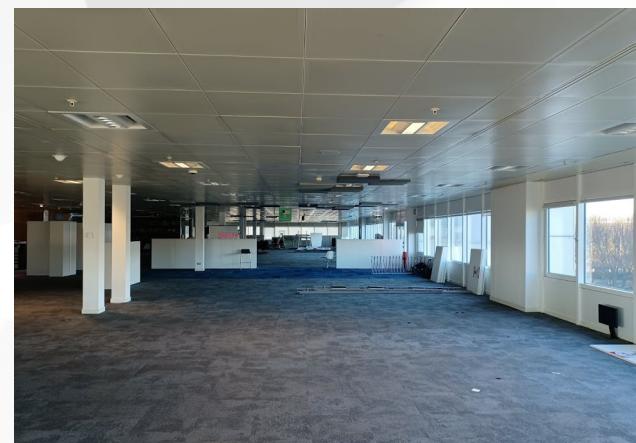
## Property Highlights / Amenities

- Build Status: 2nd Hand - Existing

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	33,279	3,091.72	Available
1st	36,734	3,412.70	Available
Ground	36,680	3,407.68	Available
Ground - Reception Front	1,100	102.19	Available
Ground - Reception Rear	463	43.01	Available
<b>Total</b>	<b>108,256</b>	<b>10,057.30</b>	





## Enquiries & Viewings



**Guy Parkes**

gparkes@vailwilliams.com

07588 188 874

01865 597 222 / 0118 909 7400



**Andrew Baillie**

abaillie@vailwilliams.com

07502 233 770

0118 909 7400

