

Lot 15, 1 The Square, Stockley Park, London,

UB11 1FW

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Extensive Freehold Office Opportunity in Stockley Park

www.acuitus.co.uk

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Property Information

Extensive Freehold Office Opportunity in Stockley Park

- Rare Opportunity to acquire on one of the UK's premier Office Parks
- 3,499 sq. m. (37,664 sq. ft.) of office accommodation over ground and first floors
- Constructed in 1990 of steel frame construction with glazed and concrete clad elevations
- Site area of 0.40 Ha (2.2 Acres) with approx. 160 car parking spaces
- Stockley Park is set over 88 Acres and is described as the UK's original business park
- Lapsed Planning Consent for an enlarged office refurbishment
- Future sub-division possibilities

Lot

15

Auction

21st September 2023

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

1.5 miles north of Heathrow Airport, 13 miles east of Central London

Roads

M25, M4, A408, A312,

Rail

Hayes and Harlington Station (Elizabeth Line), West Drayton (Elizabeth Line)

Air

London Heathrow Airport, London Gatwick Airport

Situation

Stockley Park, recognised as one of Europe's leading business parks, is set in 88 acres of open-air green space and boasts excellent connectivity to Heathrow Airport and Central London. Benefitting from a 6 minute drive to the M4 and M25 as well as being close Hayes & Harlington and West Drayton Stations providing The Elizabeth Line network and just a 20 minute train to London Bond Street. Stockley Park, including the business park Phase I and II, golf course and public park is registered as Grade II Listed. Other Stockley Park occupiers include Apple, Hasbro, Canon, Samsonite, GSK, Toshiba, Regus and Marks and Spencer.

Tenure

Freehold. The property is subject to an estate service charge. Details are provided within the legal pack.

Description

The property comprises a substantial 2 storey office building of approximately 3,499 sq. m. (37,664 sq. ft.) upon a site of 0.40 Ha (2.2 Acres) and benefits from approximately 160 car parking spaces. Internally, the property has benefitted from fully raised floors, air conditioning, an attractive double height reception/atrium and excellent ceiling height clearance. The property has previously been let to a number of occupiers providing clear internal sub-division on each floor. There is an electricity sub-station on the site.

VAT

VAT is applicable to this lot.

Planning

Planning permission had previously been granted on the 27th February 2019 under planning reference 37506/APP/2017/4534 for the erection of a side extension and roof extension including recladding of existing building, provision of new decked car parking including hard and soft landscaping and ancillary works (www.hillingdon.gov.uk).

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Office Office	1,707 1,792	(18,372) (19,292)	VACANT POSSESSION
Total		3,499	(37,664)	

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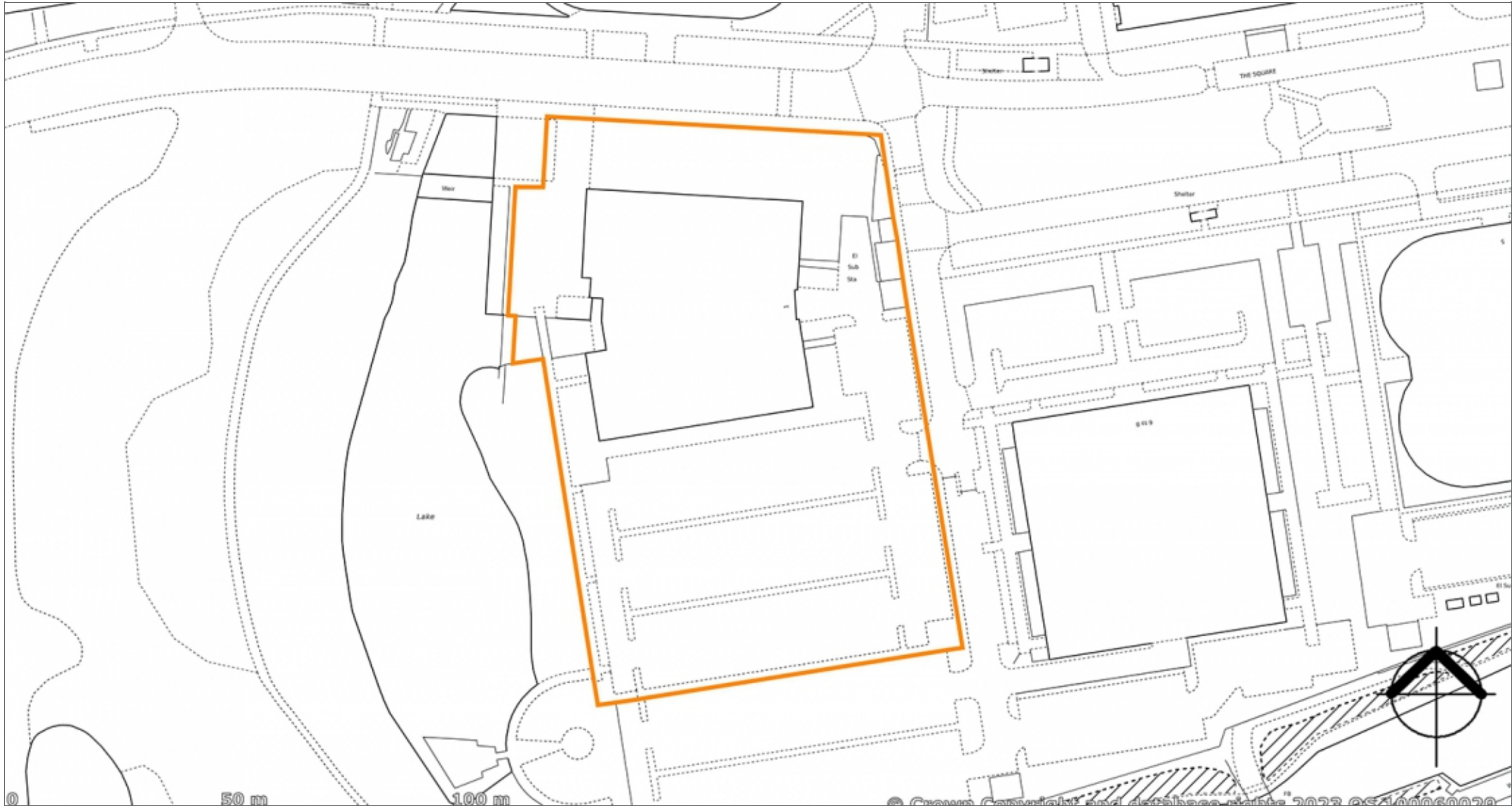


Computer Generated image
of proposed refurbishment

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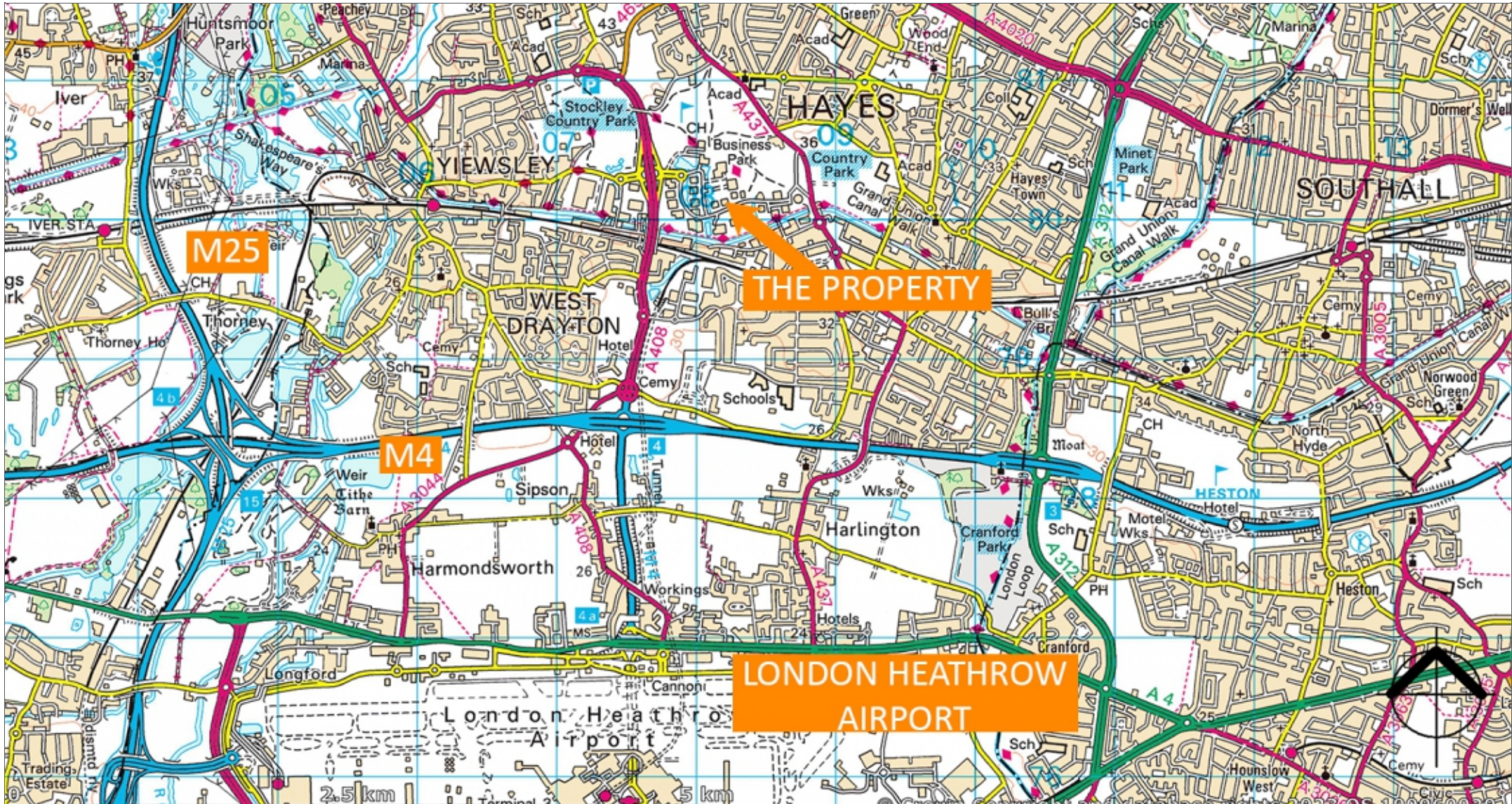
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September 2020

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