

DRAFT

**FOR SALE OR TO LET:**  
**THEMATIC WEST LONDON**  
**VALUE ADD REPOSITIONING**  
**OPPORTUNITY**



# THREE FURZEGROUND WAY

# 1. INVESTMENT SUMMARY

THREE  
FURZEGROUND  
WAY

- Stockley Park is regarded as Europe's premier office park and provides over 1.8 million sq ft of HQ office accommodation across 25 office buildings in 450 acres of professionally landscaped environment.
- 3 Furzeground Way comprises of a modern glass & steel office building of 78,540 sq ft arranged over ground and 2 upper floors, which sits on a plot of 3.5 acres.
- The property offers an exciting value add repositioning opportunity, with potential for:
  - A market leading, environmentally sustainable & tenant focused office
  - A high-tech facility to cater to surging demand from the film studio sector
  - A data centre to meet West London's chronic supply shortage
  - A private healthcare/medical office for growing demand.
- 63% of the property has already been refurbished to include VRF air conditioning, metal tiled suspended ceilings, and LED lighting.
- AREA has produced an architectural plan for a total re-positioning of 3 Furzeground Way's office offering, which involves re-modelling of the external areas and arrival experience, new reception and shared spaces, generous amenity & well-being facilities, new on-floor experience and end of trip facilities.
- The building has already been future-proofed in terms of its environmental performance, scoring an EPC 'B' and it also offers excellent fibre optic connectivity scoring a Wired Score 'Gold'.
- 255 car parking spaces, providing an excellent ratio of 1:308 sq ft.
- Offered with vacant possession.
- Recent lettings of Stockley Park of £39.25 per sq ft sets rental tone.
- No vacant rates liability due the park's Grade II listing.
- Freehold.

**THE BUILDING, WHICH IS 63% REFURBISHED, OFFERS THE OPPORTUNITY TO CREATE A MARKET LEADING, ENVIRONMENTALLY SUSTAINABLE & TENANT FOCUSED PROPOSITION WITHIN THE WEST LONDON, HEATHROW AND THAMES VALLEY MARKET**



**OFFERS ARE  
INVITED FOR  
SALE OR TO LET**

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## 2. RE-POSITIONING OPPORTUNITY





# OFFICE REFURBISHMENT

3 Furzeground Way offers the opportunity to create the market leading, environmentally sustainable & tenant focused office proposition within the West London, Heathrow and Thames Valley Market.

AREA have produced architectural plans for a total re-positioning of 3 Furzeground Way which is available upon request from AREA or ACRE Capital.



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RE-MODELLING OF THE  
EXTERNAL AREAS &  
ARRIVAL EXPERIENCE



NEW RECEPTION &  
SHARED SPACES



GENEROUS AMENITY &  
WELL-BEING FACILITIES



NEW ON-FLOOR  
EXPERIENCE

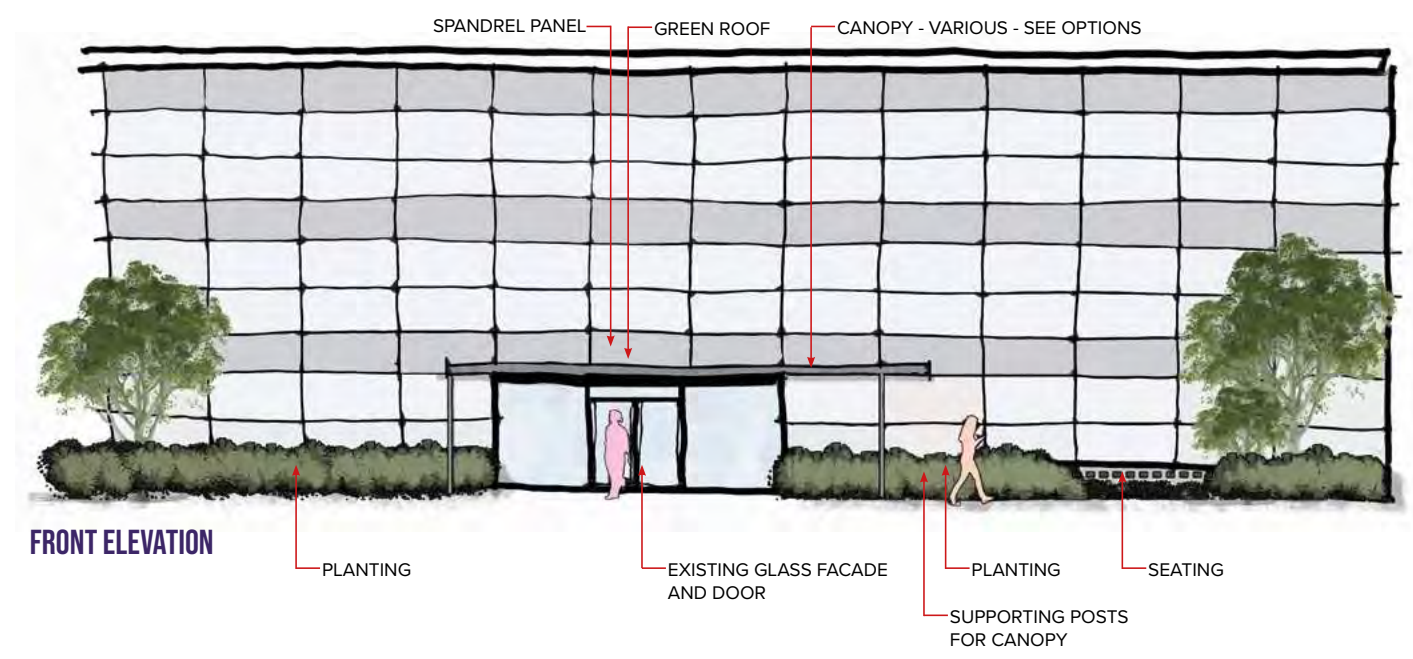


END OF TRIP FACILITIES  
(BIKE STORAGE &  
SHOWERS)

THE  
PLANS  
INVOLVE



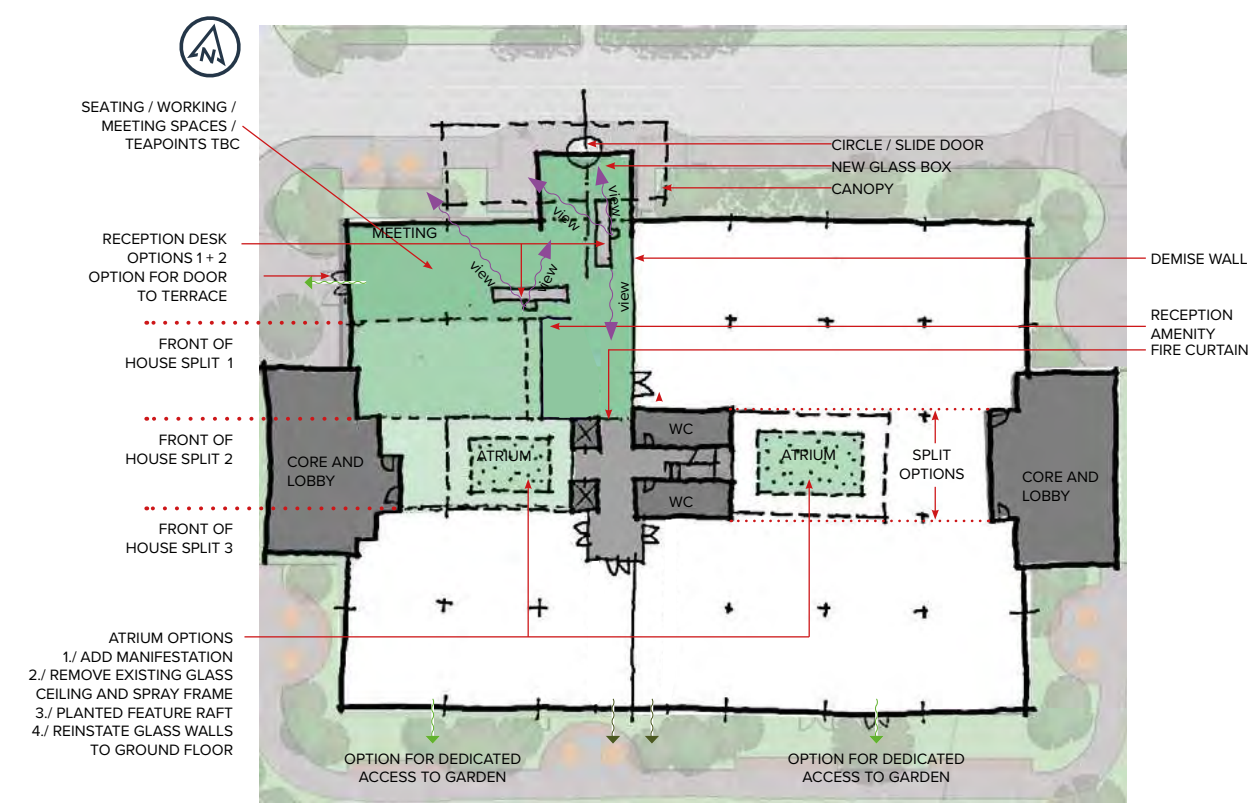
ENTRANCE WORKS TO IMPROVE THE ARRIVAL EXPERIENCE

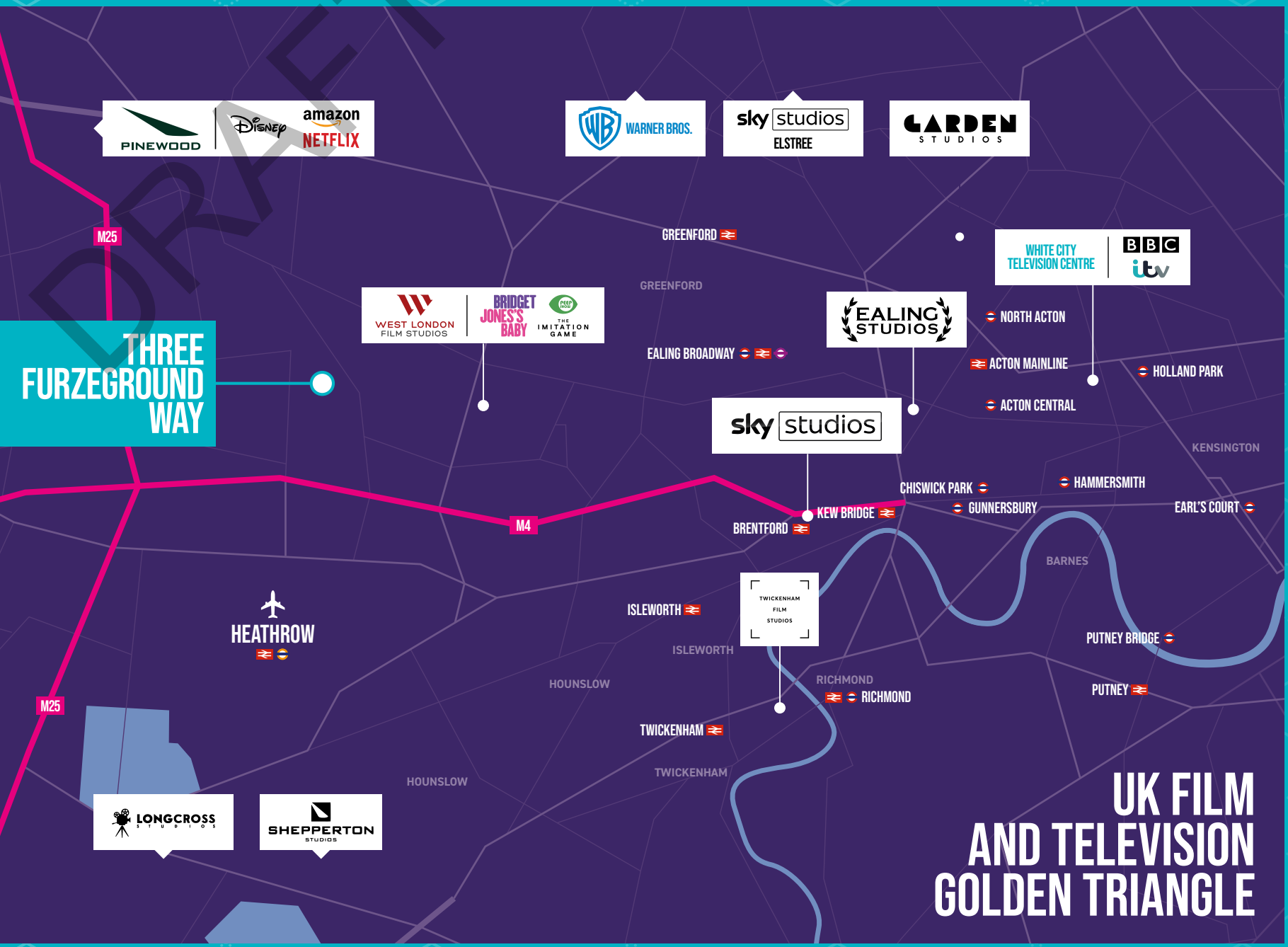


EXTERNAL AND LANDSCAPING WORKS



GROUND FLOOR PLANS TO IMPROVE THE RECEPTION





## BRITISH HOLLYWOOD

3 Furzeground Way sits at the epicentre of 'British Hollywood'. **16,000 companies in the UK** are involved in film and video production supporting **86,000 jobs** and contributing **£12.6 billion** to the UK economy.

**THREE FURZEGROUND WAY**

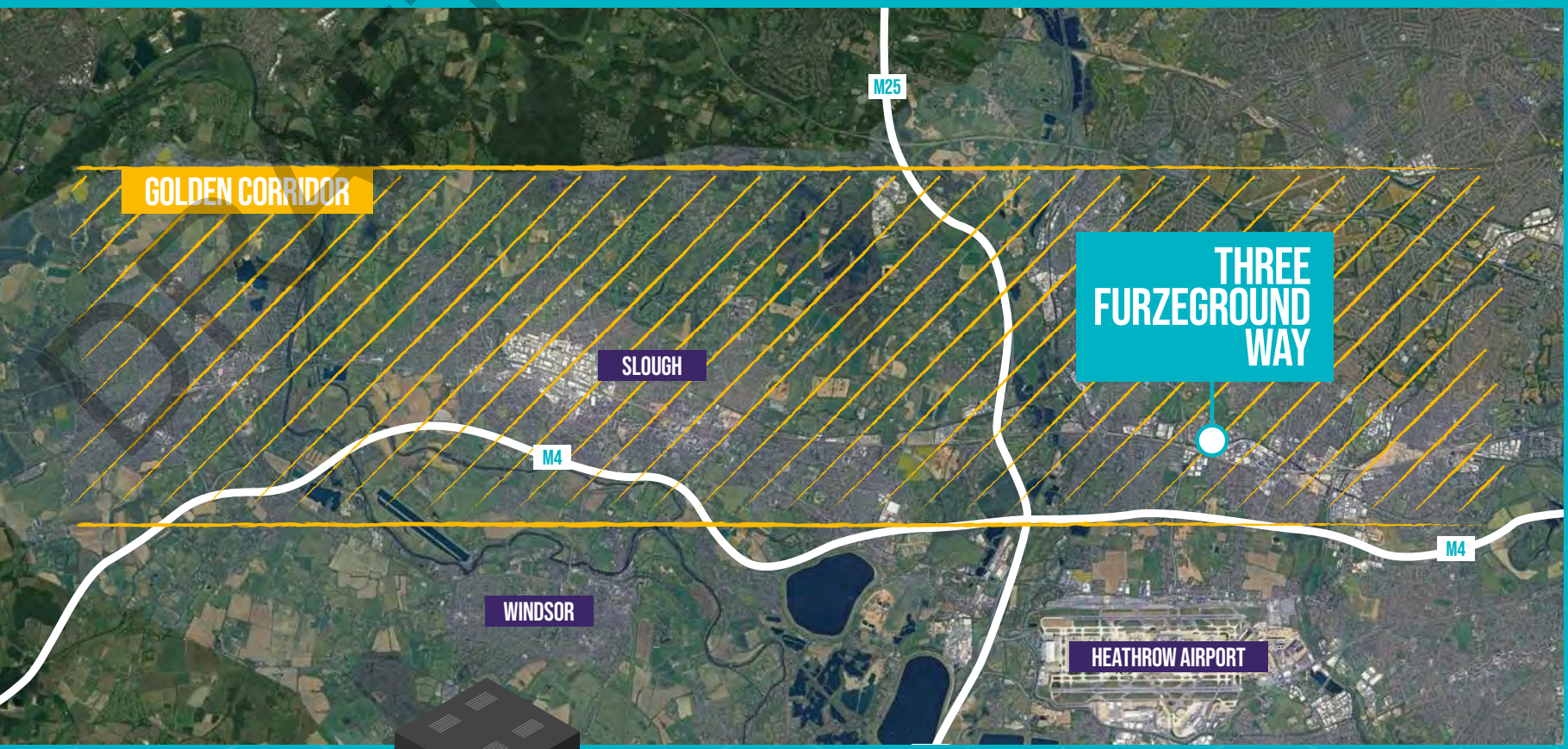
## TV & PRODUCTION USE

### WEST LONDON HAS A PRESTIGIOUS ROLE WITHIN THE UK BROADCASTING HISTORY

- The UK film and TV sector is set for rapid growth, primarily driven by the huge growth in online streaming:
- The combined spend by film and high-end television production (HETV) during 2022 reached £6.27 billion, the highest ever reported and £1.83 billion higher than for the pre-pandemic year 2019.
  - UK production spend is forecast to increase significantly - based on the historic growth trajectory, the industry could reach £11.2 billion by 2026.
  - There are around 6 million sq ft of production facilities in the UK, with both production spend and space requirements expected to double over the next five years. This would mean an additional 6 million sq ft of space needed by 2026.
  - There is a concentration of studios within the West and Northwest areas surrounding Central London due to the ideal location for skilled crew who are based in this area and access to international travel via Heathrow Airport. London and the Southeast remain the focus for film and TV production, accounting for 60% of current studio stock.

**Stockley Park** is increasingly playing a part in the UK's film and TV sector growth with **3 Furzeground Way** serving as production offices for the recent production of the **Bob Marley movie, 'One Love'** due out in 2024.





THREE FURZEGROUND WAY



# DATA CENTRE USE

3 Furzeground Way offers strong future development potential for a data centre scheme, as it sits within the 'golden corridor' for data centres and offers all of the required attributes:

- POWER** close to a high-capacity power station
- FIBRE** near the fibre optic power cable network
- SECURITY** in a discreet location
- DISASTER** not in a disaster-prone area
- FLOODING** not in a flood plain or close to a river or sea



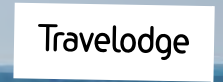
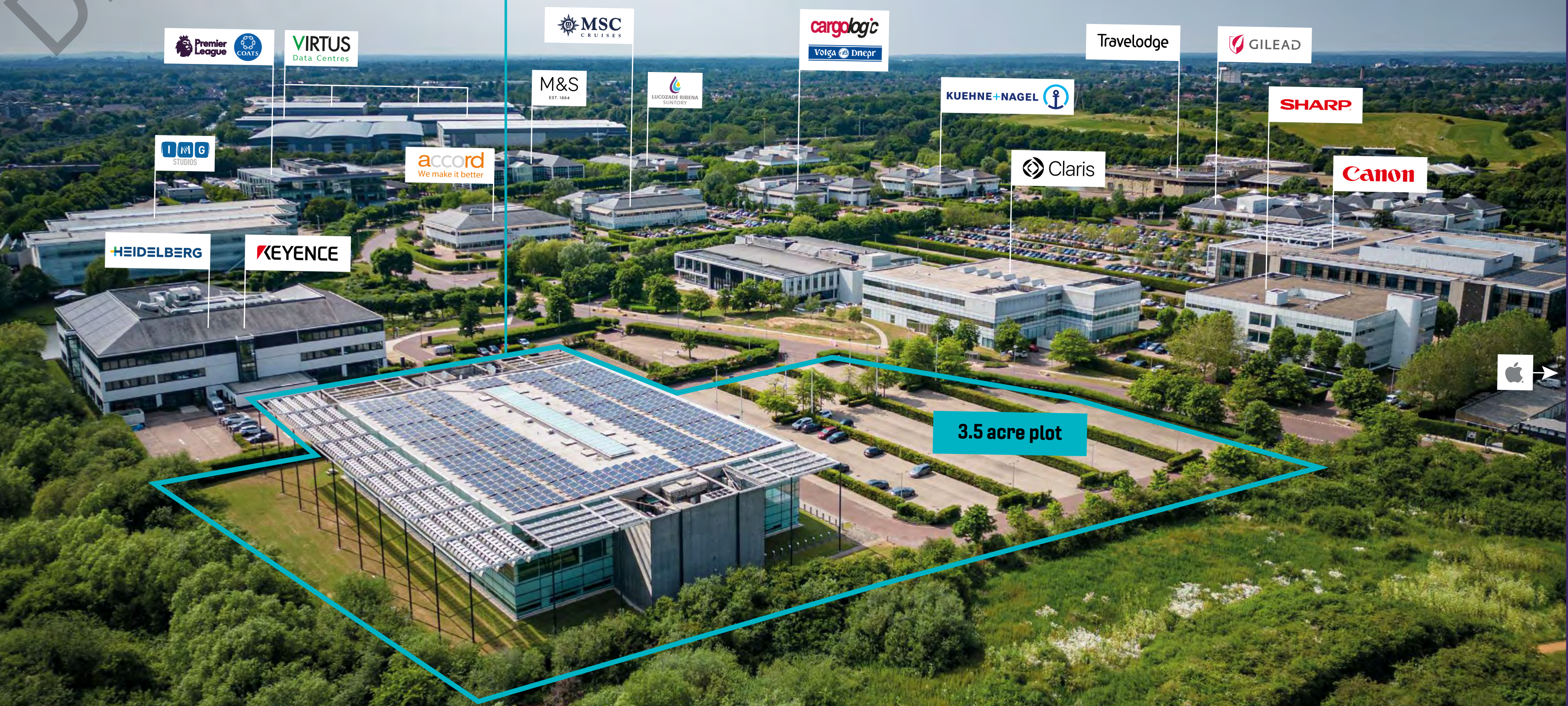
The London data centre market offers extremely favourable supply-demand dynamics given the tight constraints on suitable sites combined with soaring demand. The Hyperscale's (Microsoft, Google, and Amazon Web Services), need the additional data centre capacity to support continued the digitisation of the UK's economy.



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# STOCKLEY PARK HAS BECOME THE FIRST BUSINESS ESTATE WITHIN THE M25 TO BE AWARDED THE PRESTIGIOUS BIODIVERSITY BENCHMARK

THREE FURZEGROUND WAY



3.5 acre plot





THREE  
FURZEGROUND  
WAY

**THE OFFICE FLOOR PLATES TOTAL 26,000 SQ FT,  
BUT ARE CAPABLE OF PROVIDING SUITES OF  
VARIOUS SIZES, AND WRAP AROUND A FULL-HEIGHT  
CENTRAL ATRIA**



# THE FUTURE-PROOFED ENVIRONMENTAL PERFORMANCE FIBRE OPTIC CONNECTIVITY PROVIDE AN EXCELLENT BASE FOR RE-POSITIONING

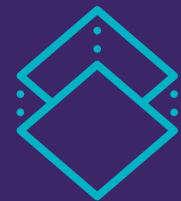
THREE FURZEGROUND WAY



PARTIAL REFURBISHMENT SPECIFICATION



NEW VRF AIR CONDITIONING



NEW METAL TILE SUSPENDED CEILINGS



NEW LED LIGHTING WITH PIR LIGHTING CONTROLS



NEW, CARPETED RAISED ACCESS FLOORS



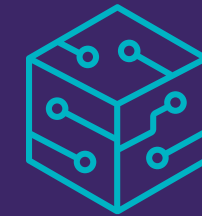
UPGRADED RECEPTION AND COMMON PARTS



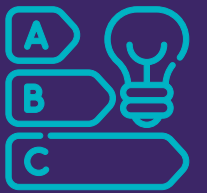
MANNED RECEPTION AND CCTV



NEW MALE, FEMALE AND DISABLED WCS AND SHOWERS



WIREScored CERTIFICATE : WIRED CERTIFICATE GOLD



EPC B(33)

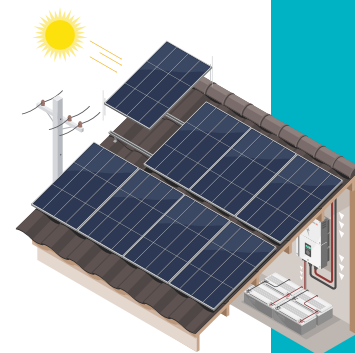
## 3. DESCRIPTION

3 Furzeground Way comprises of a modern glass & steel office building of 78,540 sq ft arranged over ground and 2 upper floors, which sits on a plot of 3.5 acres.

The office floor plates total 26,000 sq ft, but are capable of providing suites of various sizes, and wrap around a full-height central atrium. Of note 63% of the property has already been refurbished on a rolling basis with the specification including new VRF AC, new metal tiled suspended ceilings, new LED lighting, new carpeted raised access floors and a recently upgraded reception.

The building has been future-proofed in terms of its environmental performance scoring an EPC 'B' and it also offers excellent fibre optic connectivity scoring a Wired Score 'Gold'. These are key features that will provide an excellent base for the re-positioning of the asset.

The property provides 255 car parking spaces, providing an excellent ratio of 1:308 sq ft.

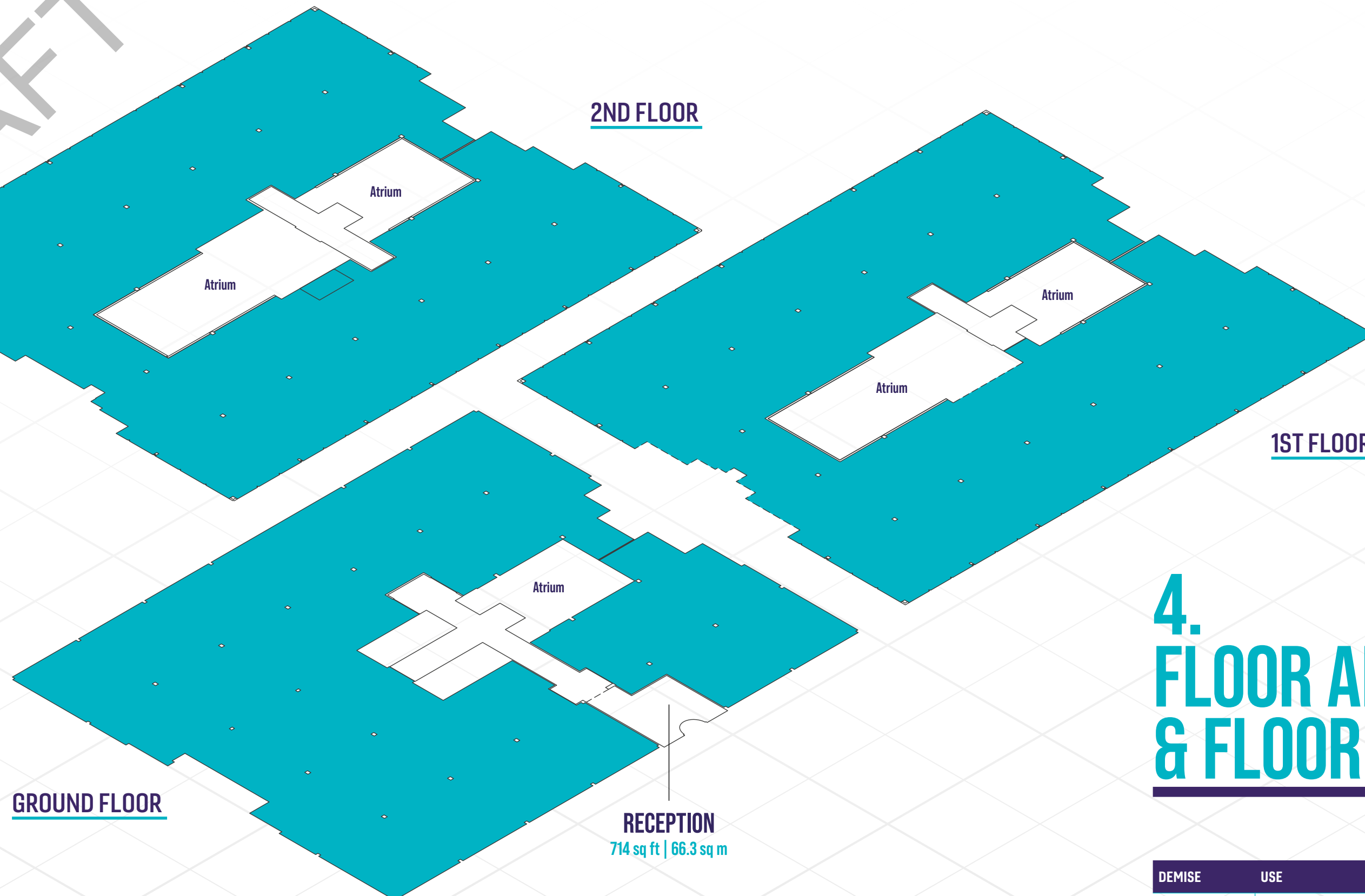


### ROOF TOP SOLAR PANELS

The roof top solar panels generate electricity during daylight hours which is metered. The electricity is either used on site (for the buildings common parts) or is exported back to the grid. An invoice for the solar PV electricity consumed on site is charged to the service charge. The unit charge for the electricity consumed is the same as the prevailing rate for the electricity bought from the electricity supplier.



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**THE PROPERTY IS OFFERED  
WITH FULL VACANT POSSESSION**

## 4. FLOOR AREAS & FLOOR PLANS

DEMISE	USE	NIA (SQ FT)	NIA (SQ M)
2nd	Offices	25,926	2,408.6
1st	Offices	26,042	2,419.4
Ground	Offices	25,858	2,402.2
	Reception	714	66.3
<b>TOTAL</b>		<b>78,540</b>	<b>7,296.5</b>

# 5. TENURE AND MANAGEMENT

## TENURE

Freehold.

## PARK MANAGEMENT & ESTATE CHARGE

Park management is undertaken by Stockley Park Estates Company Limited providing management and maintenance for services, landscaping and access roads, ensuring consistency and quality of servicing. Property owners on the park become members in the company and service charges are recovered by way of a management covenant deed.

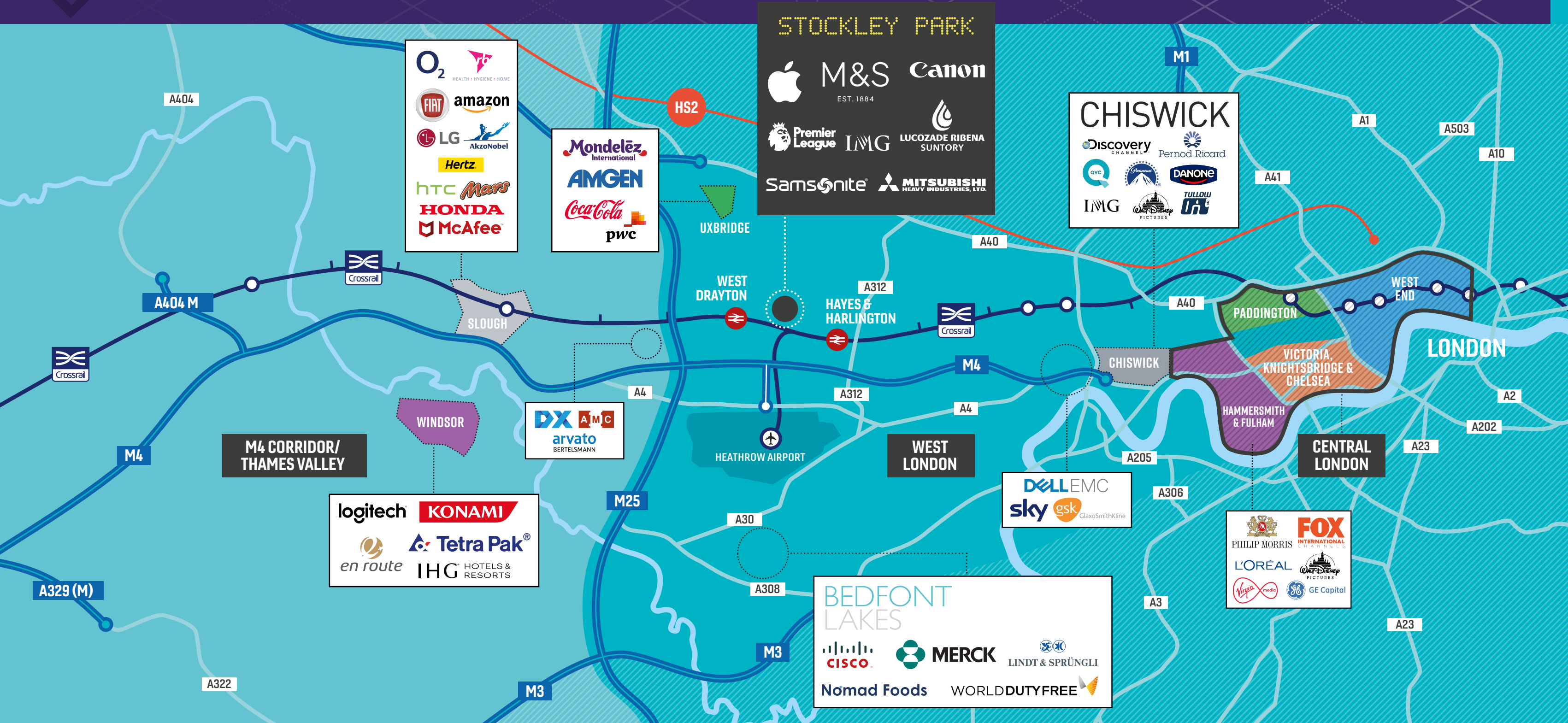
# THE WEST LONDON OFFICE MARKET

With a standalone economy worth £74 billion, West London would be considered a significant European city on its own due to its impressive international and national connectivity as well as it being home to more than 100,000 businesses ranging from SME's to multi-national companies, who employ a total of 2 million workers. The area provides a cohesive, culturally and ethnically diverse, young and entrepreneurial community of workers.

A large range of international brands are based out of West London such as American giants Coca-Cola and Starbucks who serve the food and beverage

industry. In the creative sector Disney, Fox, Discovery and The Pokémon Company all have headquarters in West London. While Japanese tech giants Canon and US multinational Cisco are also based in the area.

Stockley Park sits at the focal point to this multi-national corporate activity and is one of the closest office centres to both Heathrow Airport and the national motorway network.



# 7. STOCKLEY PARK

THREE  
FURZEGROUND  
WAY

## ONE OF EUROPE'S PREMIER OFFICE PARKS

Stockley Park was originally developed as a joint venture between Kajima, PRUPIM and USS and was designed by some of the world's leading architects, including Arup, Skidmore Owings and Foster and Partners. The Park has since won over 20 architectural prizes including the International Award for Excellence from the Urban Land Institute and the Financial Times Architecture at Work Award. These awards and the tenant history show why Stockley park is regarded as one of Europe's premier office parks and why it is the benchmark by which all other UK business parks are assessed.

The Park is situated on 450 acres of landscaped, green belt land and provides over 1.8 million sq ft of Grade A office accommodation across 25 office buildings. The highly connected and extremely professional working environment has attracted some of the world's most discerning multi-national occupiers / brands including: Apple, Marks and Spencer, Canon, Celgene, IMG, Lucozade Ribena Suntory, Mitsubishi, Samsonite and Verifone.

The quality of the park has also attracted a highly institutional ownership line up, including Aberdeen Standard Investments, Kennedy Wilson, Tritax, Orchard Street, and Blackrock.

In addition, Stockley Park is extensively landscaped with 11 lakes, providing attractive settings for the office properties and a tranquil working environment with numerous cycle and footpaths and has become the first business estate within the M25 to be awarded the prestigious Biodiversity Benchmark by the Wildlife Trusts. The Park benefits from a leading amenity and employee well-being offering, providing its business community with convenient services, social meeting places and recreation all within a pleasant, waterside environment. This includes its own 18-hole golf course, which was opened by Nick Faldo, a gym, restaurant, cafes, shops and a nursery which provides childcare throughout the working day.



## NEW LETTINGS AT STOCKLEY PARK

Stockley Park attracts high-quality tenants at record rents:

DATE	PROPERTY	TENANT	AREA (SQ FT)	RENT (£ PSF)	TERM
May-23	Union	Keyence	24,340	£37.50	10 (5)
Jul-22	4 Longwalk	Professional Game Match Officials	13,376	£38.20	10 (5)
Mar-22	The Bower	Canon	151,074	£36.50	10 (5)
Oct-21	Union	Heidelberg Graphic Equipment	19,806	£36.00	10 (5)
May-19	4 Longwalk	J&P Coats	11,121	£39.25	12 (7)

## THE BRAND

Stockley Park is known for:

- Its **robust occupier following** and **clustering of strong businesses**
- Renowned as **a location of excellence**
- Its **urban and dynamic** West London 'business bustle'
- Its **award winning high-quality and highly professional working environment**
- Its **highly strategic location** and **excellent transport links locally, nationally and internationally**
- Its **high productivity, vibrant community** and motivated workforce
- A setting that is **synonymous with the outdoors, health, well-being** and quality landscapes



# 8. MULTI-MODAL CONNECTIVITY

## A HIGHLY STRATEGIC WEST LONDON LOCATION PROVIDING ITS OCCUPIERS WITH UNRIVALLED CONNECTIVITY

### STRATEGICALLY LOCATED

Stockley Park occupies a highly strategic West London location and provides its occupiers with unrivalled connectivity. The park sits adjacent to the M4 motorway, close to the M25 motorway, within 2 miles of Heathrow Airport and benefits from excellent rail connections to Central London. The park's rail connectivity is set to be enhanced further by the imminent arrival of the Elizabeth Line.



### ROAD

Stockley Park is located on the A408 dual carriageway providing direct access to Junction 4 of the M4 motorway. This provides for easy access to and from Heathrow International Airport and Central London.

The M4 motorway offers access east towards Central London and west towards Reading, as well as to J15 of the M25 motorway which provides easy access to the rest of the UK motorway network. The A408 also links directly to the M40 motorway providing easy access towards the north-west, including Oxford and Birmingham.

DESTINATION	DISTANCE
M4 via junction 4	1 mile
M25 via junction 15	2 miles
Heathrow	2 miles
M40 via junction 1A	8 miles
Central London	15 miles

### PUBLIC TRANSPORT (RAIL & BUS)

Stockley Park can be easily reached from Central London either via National Rail or via the London Underground networks. West Drayton and Hayes & Harlington Station both serve London Paddington and provide fast links to the rest of the national rail network via Reading Station to the west. Journey times to London Paddington are around 24 minutes from West Drayton and 19 minutes from Hayes and Harlington. The London Underground can be accessed from Uxbridge or Heathrow, with a journey time to Central London of 30 – 39 minutes.

DESTINATION	TRAVEL TIME
<b>RAIL</b>	
Hayes & Harlington to London Paddington	19 mins
West Drayton to London Paddington	24 mins
Heathrow to London Paddington	22 mins
Hayes & Harlington to Reading	34 mins
<b>UNDERGROUND</b>	
Heathrow to Hammersmith	30 mins
Heathrow to Piccadilly Circus	50 mins
Uxbridge to Baker Street	39 mins
Uxbridge to Liverpool Street	53 mins

The Park benefits from several regular bus services, linking the park directly with Heathrow airport, Uxbridge town centre (providing access to the London Underground network) and to West Drayton and Hayes & Harlington stations, providing access to the national rail network and soon to the Elizabeth Line.

The A10 bus service links the park with Heathrow Airport and Uxbridge. It operates every 15 minutes during peak times. The 350 bus serves the park and runs between West Drayton and Hayes & Harlington station (every 15 minutes) with a dedicated 'bus only' entrance at the rear of the business park cutting journey times to only 6 minutes to Hayes station.

The U5 bus serves the park and runs every 15 minutes during the day and 30 minutes during the evening, linking Hayes & Harlington, West Drayton and Uxbridge stations.

There is also a dedicated bus from the Park to Heathrow Airport. The Heathrow Express provides a frequent service to London Paddington with a journey time of 20 minutes.

### ELIZABETH LINE (CROSSRAIL)

Stockley Park benefits from two Elizabeth Line stations within 1.5 miles, namely West Drayton to the west and Hayes and Harlington to the east. Hayes & Harlington provides 10 Elizabeth line services an hour at peak times, with 8 services at off peak times. This provides access to Bond Street station in the heart of the West End in 20 minutes and Liverpool Street in 27 minutes.



### AIR

Heathrow Airport is an important feature for Stockley Park's multi-national occupier base as it is located just 2 miles away - less than a 5-minute drive.

Heathrow is one of the world's busiest international airports catering for approximately 80 million passengers per year. The airport serves 84 airlines covering 203 destinations in 84 countries.

Stockley Park's proximity to the national motorway network means that Gatwick, Luton and Stansted Airports are also within easy reach.



### ELIZABETH LINE (CROSSRAIL)

# 9. LIFE ON STOCKLEY PARK

## AMENITIES

A major attraction of Stockley Park to its multi-national occupier base – in addition to its highly strategic location and highly skilled workforce – its full range of first-class amenities and facilities:



## EVENTS PROGRAM

Stockley Park has a thriving events program, known as '360'. Events include:



<p><b>NUFFIELD HEALTH GYM:</b> includes a 25m swimming pool, high intensity cardio area and weights equipment</p> 	<p><b>TRAVELODGE HOTEL:</b> an 80-bedroom hotel forming part of The Arena amenity zone</p> 	<p><b>BUSY BEES NURSERY:</b> offers spaces for 100 children between the ages of 3 months and 5 years</p> 	<p><b>FILM FESTIVALS</b></p> 	<p><b>HALLOWEEN CELEBRATIONS</b></p> 
<p><b>THE GOLF CLUB:</b> set in 240 acres, the course is a 6,625-yard par 72 tree-lined course</p> 	<p><b>THE ARENA:</b> offers a range of on-site shops including Costa and WH Smith</p> 	<p><b>THINK-TANK MEETING ROOMS:</b> picturesque meeting rooms overlooking one of the park's lakes</p> 	<p><b>FLORISTRY WORKSHOPS</b></p> 	<p><b>FOOD FESTIVALS</b></p> 
<p><b>STOCKLEY BARK:</b> dog sitting service</p> 	<p><b>WALKING AND RUNNING ROUTES:</b> routes taking in Stockley Park, the local country park and the Canal Towpath</p> 	<p><b>TRIM TRAIL:</b> exercise routes with equipment ready for use</p> 	<p><b>NATURE WALKS</b></p> 	<p><b>WINTER FESTIVAL CHRISTMAS MARKETS</b></p> 
<p><b>BORROW BIKES:</b> bikes for borrowing during the day</p> 	<p><b>STOCKLEY PARK TRADERS:</b> street food market on Tuesday, Wednesday and Thursday from 11.30am to 2.00pm</p> 	<p><b>STOCKLEY FITNESS BOOTCAMP:</b> professional, focussed and fun outdoor bootcamp</p> 	<p><b>SUMMER FAIRS</b></p> 	<p><b>PHOTOGRAPHY COMPETITIONS</b></p> 



**THE PARK PROVIDES ITS BUSINESS  
COMMUNITY WITH CONVENIENT SERVICES,  
SOCIAL MEETING PLACES AND  
RECREATION ALL WITHIN A PLEASANT,  
WATERSIDE ENVIRONMENT.**



# 10. FURTHER INFORMATION

## CAPITAL ALLOWANCES

Further information is available upon request.

## VAT

The property is elected for VAT and as such it is envisaged that the transaction will be treated as a TOGC.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds used to acquire the property.

## CONTACT

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THREE  
FURZEGROUND  
WAY



## PRICING

OFFERS ARE INVITED  
FOR SALE OR TO LET



### SUBJECT TO CONTRACT

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**THREE  
FURZEGROUND  
WAY**