



**4 Longwalk, Stockley Park  
Heathrow, Hayes  
UB11 1FE**

## **BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

The floor to ceiling windows and grand entrance's four storey atrium allows for plenty of natural light and are sure to impress your clients and each office is finished to grade A standards.

With car parks (including car charging stations), cycle racks and a number of public transport links you'll have multiple commuting options.

There are a range of amenities nearby including restaurants, cafes, gyms and a Stockley Park golf club. Putting sustainability in the forefront, 4 Longwalk has been accredited with a BREEM rating of 'excellent' and an energy performance certificate of an A.



## THE LOCATION

Located in a prominent area of Stockley Park, The park is an excellent escape from work life offering a space for a lunchtime jog or breath of fresh air. Neighbouring companies include: Apple, Canon, M&S and Sharp.

## NEAREST TUBE



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 100	£275	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Stylish business lounge
- Secure on-site parking
- Bicycle racks & Showers
- 24-hour CCTV security & Access



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



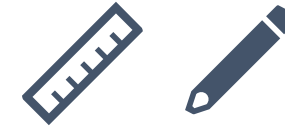
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS



# CONTACT US

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## LEEDS OFFICE

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