



7HQ

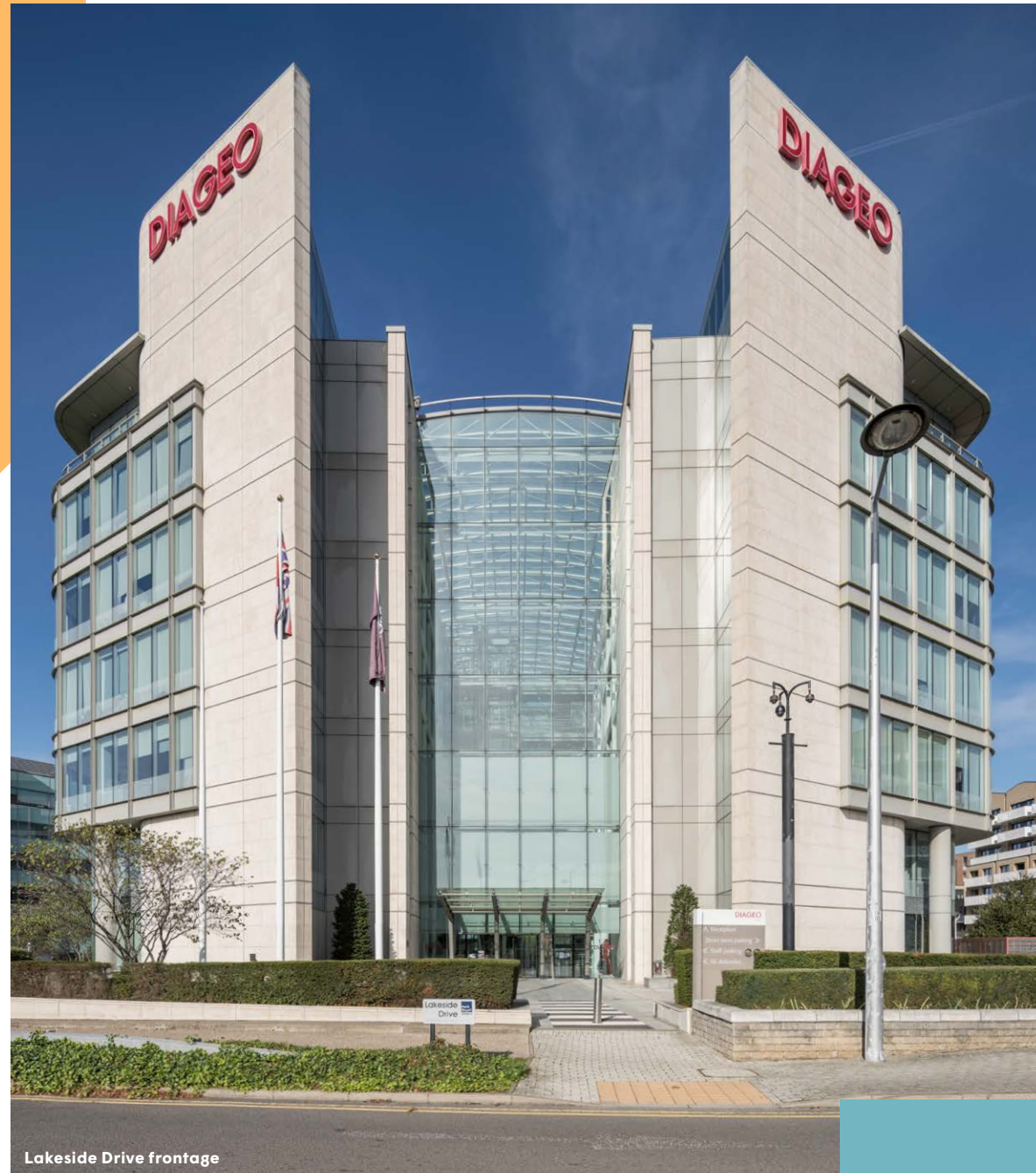
First Central Business Park
Park Royal, London NW10

Landmark Head Quarters
159,789 Sq Ft Fully Fitted
Offices to Let

BUILDING

Look no further.

7HQ offers 159,789 sq ft of bespoke Plug & Play office space across 8 floors, set in a prominent position within walking distance of Piccadilly and Central line underground stations.



SPECIFICATION

Look beyond.

Seven HQ is a substantial modern headquarters office building on First Central Business Park.

Large efficient floor plates encircle a full height atrium, providing excellent natural light. An impressive entrance and reception gives access to cafe and collaboration spaces at lower ground level and the gardens at the rear of the property.



Views over Royal Waterside and Acton



Royal Waterside



Grade A office space with open plan floor plates



Full access raised floors



Suspended ceilings



CAT II lighting



Four pipe fan coil air conditioning



WCs on each floor and in each wing



4 x 13 person passenger lifts and 22 person goods lift



Secure on-site car parking spaces

ON SITE AMENITY

Look here.

With first class amenities onsite, grab a coffee or lunch at the restaurant or use the gym to reinvigorate and reset for the day.



6th floor terrace



Restaurant on lower ground floor



On-site gym facilities



Terrace and views on 6th floor



Restaurant

7HQ LONDON NW10



Gym



7HQ offers a unique refurbishment opportunity for an incoming occupier to create a sustainable, flexible office space that meets the new demands of their workforce today.

Spectacular views towards west and central London

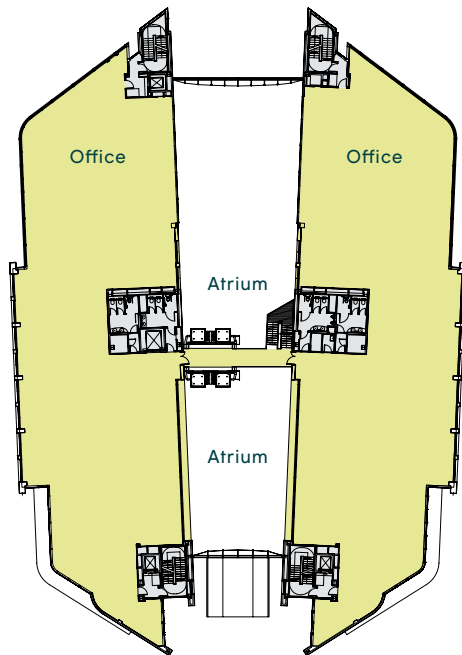
FLOOR PLANS

Look at this.

Floor	Use	Sq ft	Sq m
6th	Office	18,101	1,681.67
5th	Office	22,893	2,126.84
4th	Office	22,887	2,126.31
3rd	Office	20,283	1,884.13
2nd	Office	20,280	1,884.13
1st	Office	19,485	1,810.22
Ground	Office/Meeting room/Retail	18,042	1,676.17
	Reception	2,971	275.98
Lower Ground	Office/Restaurant/Atrium	14,847	1,379.36
Total (IPMS3 approximate)		159,789	14,844.98

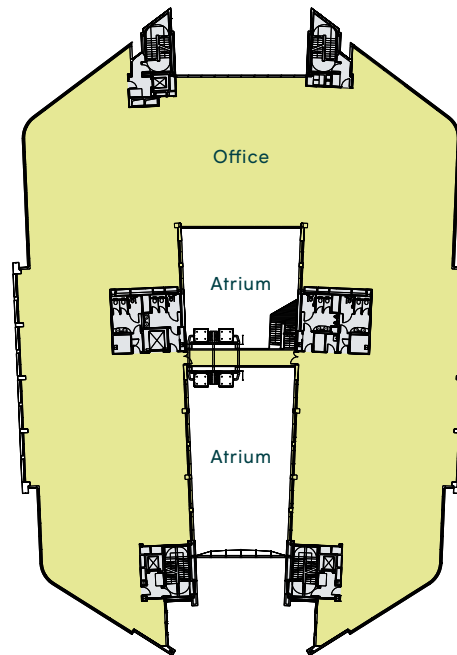
The property has been measured in accordance with the RICS Property Measurement (2nd Edition) Plans not to scale, for indicative purposes only. 

Ground – 3rd Floors - 18,042 – 78,090 sq ft
(excluding ground floor reception)



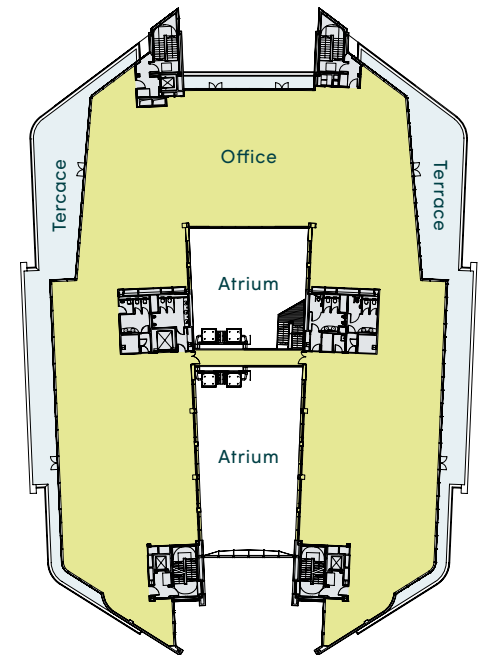
LAKESIDE DRIVE

4th – 5th Floors - 22,887 – 22,893 sq ft



LAKESIDE DRIVE

6th Floor - 18,101 sq ft



LAKESIDE DRIVE



LOCATION

Look around.

7HQ benefits from excellent nearby amenities including a leisure centre and local retailers at Hanger Lane.

7HQ is just a five minute walk to Park Royal Station, providing easy access via the Piccadilly line to London's transport network and Heathrow Airport. The building also has direct access onto the A40 at the Hanger Lane Junction, connecting into Greater London via the North Circular and further to the M40 and M25.



OCCUPIERS

Cocado

Boden

LIFE Residential

BECHTEL

Regus

RIVER ISLAND

KANTAR



Oxygen Freejumping



London Footgolf Centre

CONNECTIONS

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

M40 Junction 1 14 mins by car	M1 Junction 1 15 mins by car	M4 Junction 2 20 mins by car	Paddington 25 mins by car	Heathrow Airport 35 mins by car	Central London 40 mins by car
White City 19 mins by rail	Ealing Broadway 21 mins by rail	Oxford Circus 22 mins by rail	Uxbridge 27 mins by rail	Bank 40 mins by rail	Heathrow 44 mins by rail

FURTHER INFORMATION

Look us up.

Terms

Upon application.

Viewings

Strictly through sole letting agents:

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