

Tritax Property Income Fund delivers c.75,000 sq ft office refurbishment with market-leading sustainability credentials

Tritax Property Income Fund (TPIF) has announced the practical completion of a high specification office refurbishment at 1 Furzeground Way, Stockley Park.

[Union Stockley Park \(USP\)](#) is a c.74,886 sq ft Grade A office building located two miles from Heathrow Airport, with access to Junction 4 of the M4 motorway and within easy reach of two Crossrail Stations.

With sustainability, employee wellbeing and data connectivity being a key focus of this refurbishment project, this office HQ now incorporates generous ground floor space, and a triple-height atrium to maximise natural lighting and encourage collaborative working. Prospective occupiers will also benefit from a private outdoor terraced area, with views overlooking an adjoining lake amongst 150 acres of parkland, and landscaped areas.

USP is a unique next generation offer, which has been awarded the following credentials:

- An EPC rating of A(18), which is the highest within the Thames Valley
- A BREEAM Very Good rating is anticipated, in line with the Fund's targets for all refurbishments and redevelopments
- Designated fully Carbon Neutral Capable, a first in the West London office market encouraging future occupiers to plan and deliver their own sustainability agendas
- [A WiredScore Gold rating](#) to certify that the property provides robust and secure digital infrastructure and enables seamless digital connectivity

USP currently provides modern units ranging from 8,000 sq ft up to 75,000 sq ft, and amenities such as shower facilities and secure cycle parking.

Tom Alcock, Assistant Fund Manager for Tritax Property Income Fund, said: "This comprehensive refurbishment at one of the South East's key business parks is already receiving a high level of interest from a wide range of potential occupiers due to its well-connected location and market-leading credentials. In line with our strategy, sustainability and employee wellbeing objectives were integral to the quality of this project, which has ensured that we have delivered a building with the highest EPC in the Thames Valley."

Knight Frank is the sole agent marketing Union Stockley Park.

For further information and a full specification, please visit [USP](#).

Delivery team:

Development & Project Manager: [Marick Real Estate](#)

Main Contractor: [Oakmont Construction](#)

Architects: [TP Bennett](#)

Services Engineer: [Hoare Lea](#)

Structures: [Webb Yates](#)

Planning: [Indigo Planning](#)

FOR FURTHER INFORMATION, PLEASE CONTACT:

EMAIL: marketing@tritax.co.uk

TEL: +44 (0)20 7290 1616

Notes:

Tritax Property Income Fund (“TPIF”) is an open-ended Jersey Unit Trust. It aims to deliver regular, stable and growing income for investors, as well as long-term capital growth. TPIF is not constrained by a benchmark, allowing it to offer both diversification and strategic elements that capitalise on the relative value offered by specific sectors across the UK regions. The Fund's higher income investment approach capitalises on Tritax's 20-year track record in income-focused investing and active asset management, providing a more predictable income stream than a balanced approach and more flexibility than a pure long lease strategy. Further information on Tritax Property Income Fund (“TPIF”) is available at www.tritax.co.uk

Tritax Group, TPIF's Trust Adviser and Partnership Manager, is a market-leading fund manager focused on high-quality European logistics real estate. With over £5bn of assets under management and an experienced team, our business is to identify, assess, structure, finance, deliver and then actively manage logistics property investments. As a team, we are committed to delivering high-quality, secure investments with the objective of attaining outperformance for our investors.

Further information on Tritax Group is available at www.tritax.co.uk