

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

**TOWN CENTRE SELF CONTAINED
OFFICES WITH PARKING**

→ **2,488 SQFT**



**1st FLOOR
268-270 HIGH STREET
UXBRIDGE
MIDDX
UB8 1LQ**



DESCRIPTION

The suite is located on the first floor in a modern brick built building constructed over ground and two upper floors.

A separate entrance to the side of the building allows access to the first and second floor office suites via entry phone by either stairs or lift.

There are 3 car spaces within a secure garage below.

LOCATION

Uxbridge is situated west of central London in a prime location between the M40 and M4 motorways with quick access to the M25. Heathrow is 5 miles to the south linked by the A408.

268-270 High Street is centrally located for the town's amenities including shops, cafes and gyms and is also within easy reach of the underground station where the Metropolitan and Piccadilly lines link

directly with central London. Uxbridge station also has a major bus interchange.

FLOOR AREAS

First Floor 2,488 sqft

TERMS

Held on a lease for a term of 10 years from 9th November 2018 at a passing rent of £53,500 per annum representing only £21.50 per sqft.

Available for assignment or a new sublease for a term to be agreed.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT may be applicable to figures shown.

RATES

We are advised that the rateable value appears as £27,000 but interested parties should make their own enquiries.

SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

EPC

Energy Performance Asset Rating: D 88

VIEWING

For additional information or the opportunity to view contact either Mark Rose or Simon Williams on 01895 619890 or by email mark@rose-williams.co.uk simon@rose-williams.co.uk



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