

**LAST REMAINING
OFFICE UNIT**



FOR SALE

**FULLY REFURBISHED
OFFICE BUILDING**

2,208 SQ FT (205.13 SQ M)

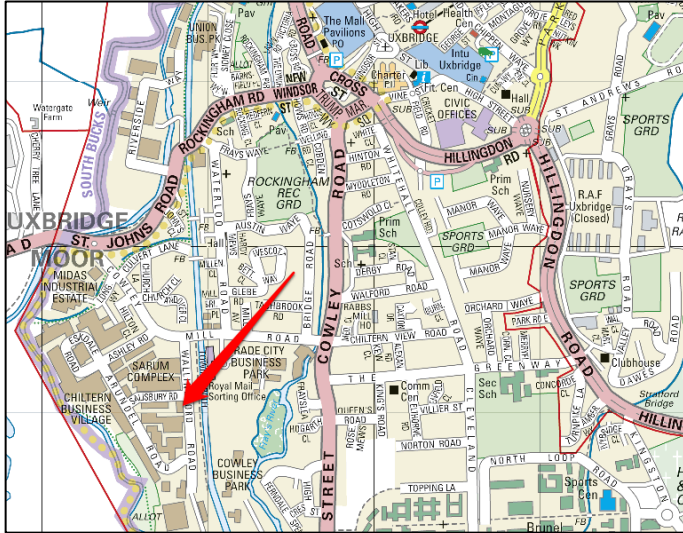
**Unit 24, Sarum Complex, Salisbury
Road, Uxbridge UB8 2RZ**

- CAT 5 Cabling
- 6 Allocated parking bays
- Option to Purchase 3 Additional Parking Spaces
- Air Conditioning



LOCATION

The unit is prominently located on The Sarum Complex on the well established Uxbridge Trading Estate which is approximately 1 mile from Uxbridge Town Centre. Uxbridge tube station is in the town centre and runs a regular service into the Centre of London via the Metropolitan and Piccadilly Line.



SAT NAV REF: **UB8 2RZ**

DESCRIPTION

The premises comprise of an office unit of steel portal frame construction to brickwork elevations and a mono pitched roof. Arranged over ground and first floor levels the unit benefit from allocated car parking bays and has had a full refurbishment.

AMENITIES

- CAT 5 Cabling*
- 6 Allocated parking bays
- Option to purchase 3 additional parking spaces
- Air Conditioning*
- Open plan offices
- Suspended ceiling with new recessed lighting
- Kitchenette
- WC
- Carpeted
- Door entry system*
- Gas central heating*
- 24 hour use
- Motion sensor lighting*
- New window Blinds
- Raised floor boxes

*Not Tested

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Offices	1,104	102.56
First Floor Offices	1,104	102.56
Total	2,208	205.13

All measurements are based on an approximate gross internal area

TENURE

Freehold

PRICING

Freehold Price

£380,000

BUSINESS RATES

Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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