



Hillington House Wren Avenue Uxbridge UB10 0FD

£1,500 PCM

- Serviced offices • Period building near Uxbridge • Various room sizes • Car parking

LOCATION: Situated in a Grade II Listed mansion 1.5 miles from Uxbridge town centre and within short motoring distance of the motorway network and London Heathrow Airport.

DESCRIPTION: Serviced offices ranging from 164 sq ft (15.2 sq m) to 334 sq ft (31 sq m) (depending on availability). Shared kitchen and toilet facilities. Use of meeting rooms. 24 hour access. Excellent car parking. Please inquire regarding current availability.

LICENCE: Available from three months to two years outside the security of tenure provisions of the Landlord & Tenant Act 1954.

LICENCE FEE: By way of an example, an office of 334 sq ft (31 sq m) is £1,500 per calendar month inclusive of utilities, broadband, cleaning of communal areas (not offices). The licence fee is subject to VAT.

BUSINESS RATES: Each office is understood to be separately rated. Subject to certain conditions, the occupier should be able to claim small business rates relief. Please check on application.

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.