

DTRE

REGUS HOUSE
SELF-CONTAINED OFFICE
TO LET
16,375 sq ft

REGUS HOUSE

—
Highbridge, Oxford Road,
Uxbridge, UB8 1HR



PROPERTY SUMMARY:

Regus House is situated in a landscaped business park, with views over the Grand Union Canal. The building offers a modern, self-contained building totaling 16,375 sq ft over ground, first and second floor. The property benefits from 52 car parking spaces, an excellent town centre ratio of 1:314 ft.

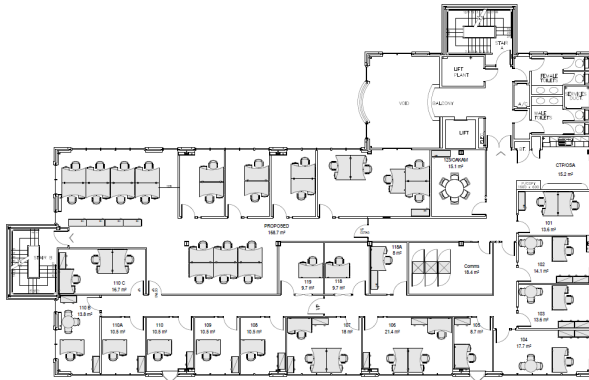
Regus House is available as a fitted serviced office building or a refurbished Grade A office building.

The property is located 0.4 miles (8 minutes' walk) north west of Uxbridge town centre, and is accessed off Uxbridge's main ring road (A4020). Uxbridge Underground Station is a ten minute walk and serves both the Piccadilly and Metropolitan Line.

ACCOMMODATION:

| | | |
|---------|--------------|------------|
| Ground: | 5,396 sq ft | 501 sq m |
| First: | 5,363 sq ft | 498 sq m |
| Second: | 5,616 sq ft | 521 sq m |
| Total: | 16,375 sq ft | 1,521 sq m |

TYPICAL FLOOR PLAN::



LOCATION

Regus House is located on the North Western edge of the town, providing easy access from the M40, on a well landscaped mixed use business park. The property is a short ten minute walk to the London Underground and the town centre.

Uxbridge is a major office location with surrounding office occupiers include Nexen, Pizza Express and Jato Dynamics. At the bottom of the estate lies ARRI Rental, a high quality industrial occupier providing rental services to the film industry.

Uxbridge benefits from excellent road connectivity being located approximately 1 mile south of Junction 1 of the M40, providing direct access to Central London, and Oxford and Birmingham. Junction 16 of the M25 lies 3 miles East of Uxbridge and the M4 miles to the south.



ACCOMODATION

16,375 sq ft (1,521 sq m)

Available and can be refurbished or with existing fitout for a serviced office

RENT

Available on application

TERMS

A new lease available from the Landlord

CAR PARKING

52 spaces (1:314 per sq ft)

EPC

D90



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