

INE YORK ROAD

UXBRIDGE • UB8 1RN

3,447 - 7,378 sq ft (323 - 685 sq m) Available To Let





	Wagamamas	5.	Miller's Tap
2.	Prezzo	6.	Nandos
3.	Bella Italia	7.	Nona Rosa
4.	Red Iron Burger	8.	Nabrasa Br

zilian

1. The Chimes Shopping Centre 5. Waterstones 2. Pavilions Shopping Centre 6. Next 3. The Body Shop 7. Pandora 4. Monsoon 8. Superdry

1. Starbucks

5. Harris + Hoole

6. Frank's Coffee Shop

7. LAB Coffee Works

- 2. Caffe Nero
- 3. Creams Cafe

4. Krispy Kreme

- 1. Flex Fitness 2. truGym
- 4. Simply Gym
 - 5. Space Personal Training
- 3. Fassnidge Park

DESCRIPTION

Ground Floor, Grade A space in a modern office building, located in the heart of Uxbridge town centre. The suite has recently been fitted with two meeting rooms and a kitchenette by the Landlord enabling an occupier to take the space quickly but also customise final finishes and furniture layout.

SPECIFICATION



Two full height glass partitioned meeting rooms

New kitchenette fitted with large fridge/ freezer and dishwasher

Cat 6 pre-wired floor for power and data



VRF air-conditioning



Metal tiled suspended ceilings with LCD lighting



Car Parking ratio of 1:296

Double height reception with concierge

Electric vehicle charging points to be installed

EPC - B / BREEAM - Very Good













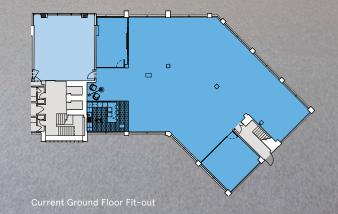


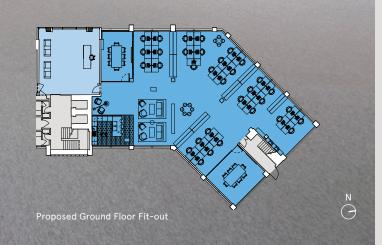


ACCOMMODATION

The ground floor space has been independently measured in accordance with the RICS code of Measuring Practice (6th Edition) and comprises 3,447 – 7,378 sq ft (323 – 685 sq m) NIA.

loor plans not to scale, indicative only









Walk to the Underground



Drive to Heathrow (5.5 miles)



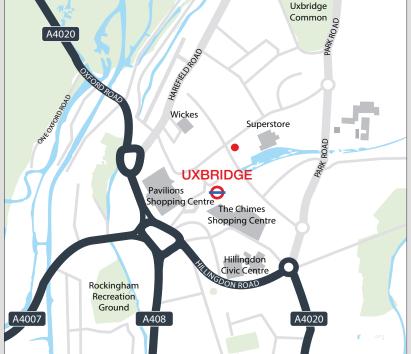
Drive to M25/M40 junctions (3 miles)



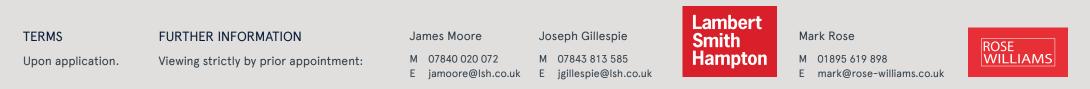
Tube to Zone 1 Piccadilly and Metropolitán Lines











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