



1 NEW YORK ROAD

UXBRIDGE • UB8 1RN

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



RESTAURANTS

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

RETAIL

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

CAFES

- 1. Starbucks
- 2. Caffe Nero
- 3. Creams Cafe
- 4. Krispy Kreme
- 5. Harris + Hoole
- 6. Frank's Coffee Shop
- 7. LAB Coffee Works

FITNESS

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

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



Bike racks and showers

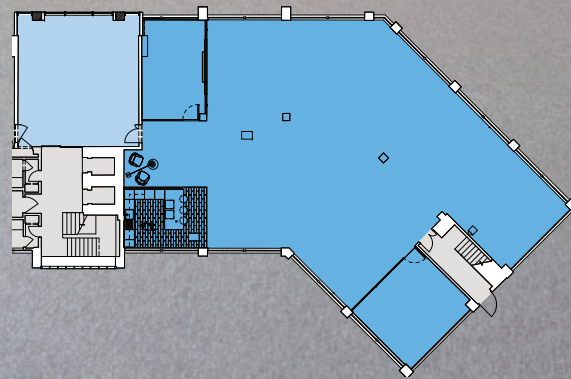




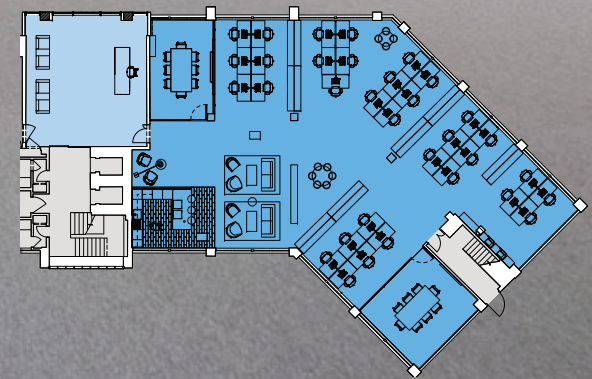
ACCOMMODATION

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.

Floor plans not to scale, indicative only



Current Ground Floor Fit-out



Proposed Ground Floor Fit-out



2 MINS

Walk to the Underground



15 MINS

Drive to Heathrow
(5.5 miles)



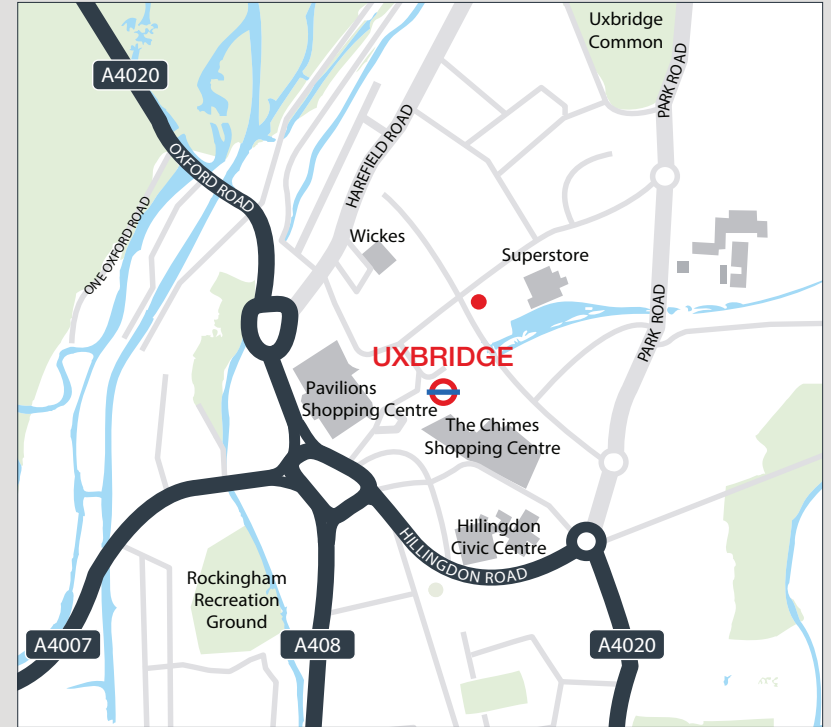
5 MINS

Drive to M25/M40
junctions (3 miles)



38 MINS

Tube to Zone 1
Piccadilly and
Metropolitan Lines



TERMS

Upon application.

FURTHER INFORMATION

Viewing strictly by prior appointment:

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