

# TOWN CENTRE MODERN OFFICES - TO LET



**2,488Sq.Ft. (231Sq. M.) approx. N.I.A.**

First Floor 268 - 270 High Street

**UXBRIDGE**

Middlesex

UB8 1LQ

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Uxbridge is situated to the west of London and is the administrative headquarters of the London Borough of Hillingdon. Uxbridge forms part of the ceremonial county of Greater London. Fifteen miles west-northwest of Charing Cross, it is one of the major metropolitan centres identified in the London Plan.

Uxbridge benefits from excellent road links positioned only 1.5 miles south of J1 M40.

## Description

The office is located on the first floor within a modern brick-built building. The offices are accessed by separate entrance which provides access to the upper floors by stairs or passenger lift. The accommodation provides open plan space and benefits from multiple partitioned offices which can stay or be removed to meet a tenant's needs. The building also benefits from having 2 car parking spaces.

## Accommodation

	Sq. Ft.	M2
First floor office	2,488	231

*Approx net internal area (NIA)*

## Terms

Rental £53,000 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

Office available on a sub-lease for a term to be agreed by negotiation.

## Business rates

The billing authority is Hillingdon Borough Council.

Rateable value: £32,000.00 per annum.

We suggest that these amounts are verified by contacting the local authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs. VAT will be applicable to this letting.

## Amenities

- Recessed air-conditioning cassettes
- Good natural light, triple aspect windows
- Recessed CAT 2 Lighting
- Door entry system
- WC facilities
- Kitchen
- Passenger lift

## Energy Performance Rating

C



## Viewing and further information

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