

PEMBERTON HOUSE

2 BAKERS ROAD, UXBRIDGE UB8 1EZ

HIGH QUALITY FULLY FITTED TOWN CENTRE OFFICES
15,000 SQ FT (1,393 SQ M) - 32,185 SQ FT (2,990 SQ M)
TO LET



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Third floor fitted space located in the heart of Uxbridge town centre. Available immediately by way of a sub-lease from Coca-Cola Europacific Partners.



Pemberton House comprises a high quality headquarter office located in the heart of Uxbridge town centre. Sit adjacent to Uxbridge rail and bus services.

The available space on the third floor equates to 32,185 sq. ft. which is fully fitted to a high standard.

The floorplates lend themselves to flexible occupation and therefore a split in half is possible providing a minimum of 15,000 sq. ft.

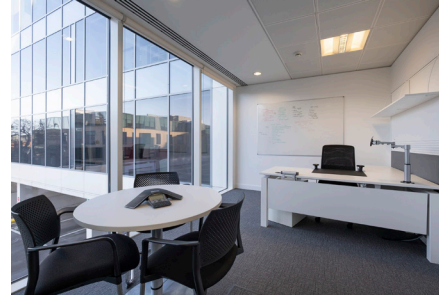
The town centre office has a parking ratio of 1:402 sq ft with 80 spaces available within the multi-storey secured car park on-site.

The existing lease runs until September 2027 with the passing rent at £27.64 psf.

Attractive amenities within a town centre building.

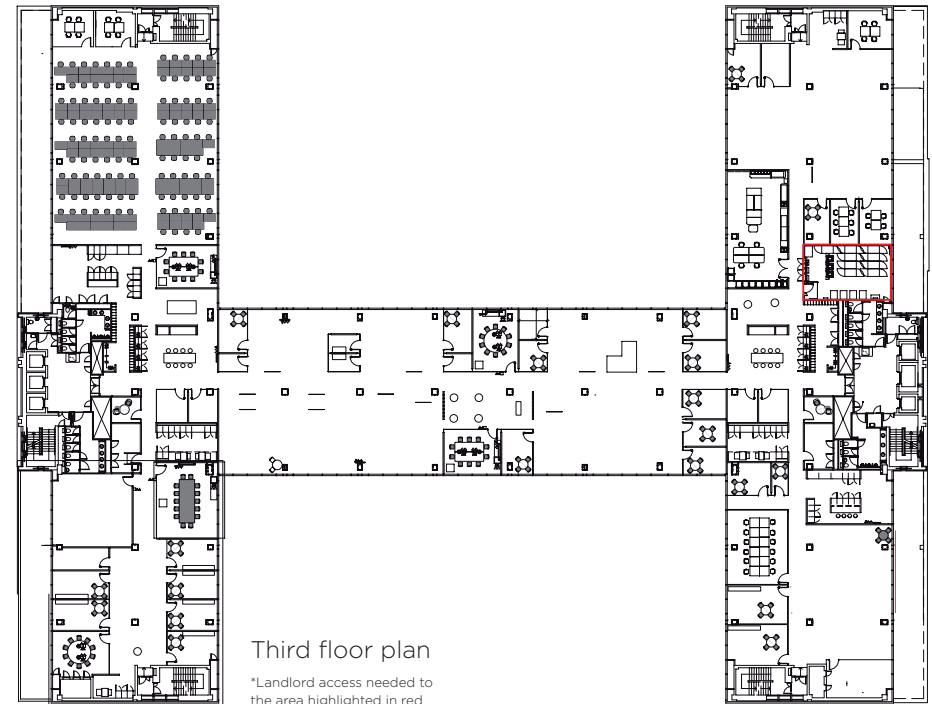
Amenities

- Fully fitted Plug & Play space
- On-site gym
- On-site restaurant
- Self contained entrance
- Flexible lease terms
- Great access to transport links
- Town centre parking ratio 1:402 sq ft



^ On-site gym

^ On-site restaurant



Third floor plan

*Landlord access needed to the area highlighted in red

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An exciting opportunity to locate yourself within the heart of Uxbridge town centre surrounded by a number of global occupiers.

Location

Located within the Borough of Hillingdon, London's second largest borough. The town is one of the principle retail and commercial centres in West London.

Uxbridge is home to many global occupiers including Coca-Cola, Compass Group, Herbalife, Mitsubishi Electric, Fujitsu & Xerox.

As well as excellent road and rail links, Heathrow Airport is located just 6 miles away therefore attracting a number of large corporate occupiers.

Travel Times

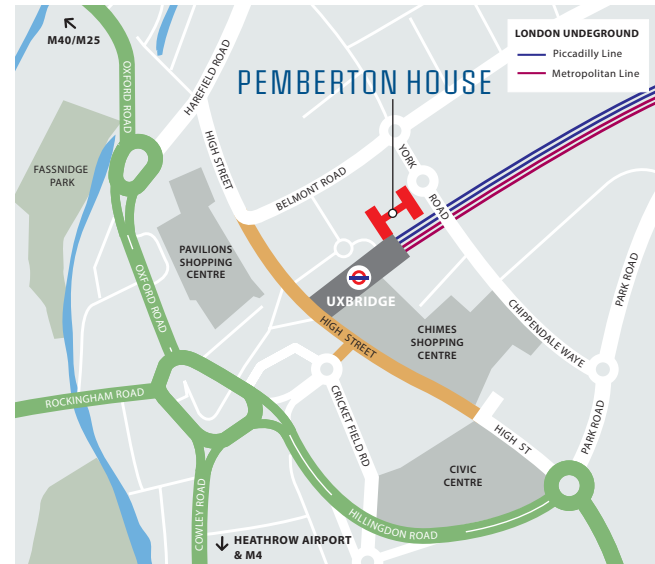
By London Underground

Wembley Park	25 mins
Baker Street	38 mins
Marylebone	40 mins
Hammersmith	40 mins
Euston	41 mins
Paddington	42 mins
King's Cross St Pancras	43 mins
Heathrow Airport (T2 & 3)	63 mins
Heathrow Airport (T5)	68 mins

By Road

M40 (Junction 1)	2 miles
M25 (Junction 16)	3 miles
M4 (Junction 4)	4 miles
Heathrow Airport (T2 & 3)	6 miles
Heathrow Airport (T5)	8 miles
Central London	18 miles
Gatwick Airport	47 miles

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled February 2022.



Viewing

By appointment through the sole agents



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