



**BNP PARIBAS
REAL ESTATE**

TO LET – PROMINENT TOWN CENTRE OFFICE

Capital Court

Windsor Street, Uxbridge UB8 1AB



AVAILABLE FROM 5,859 - 17,622 SQ FT

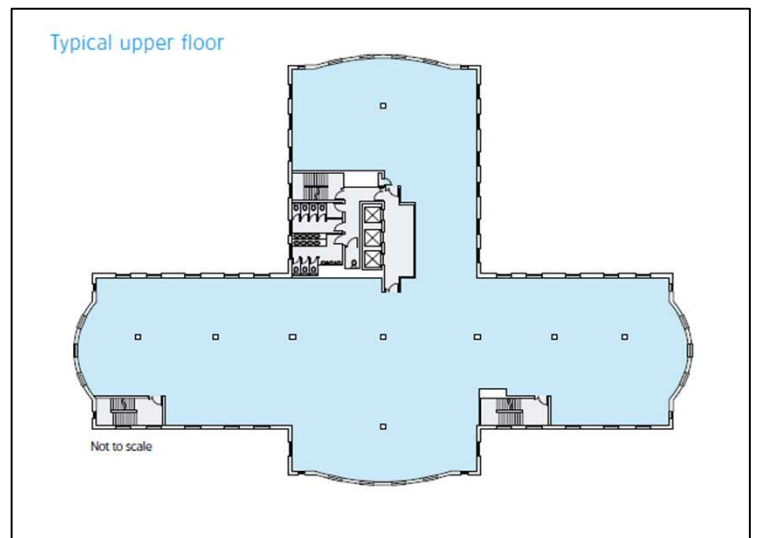
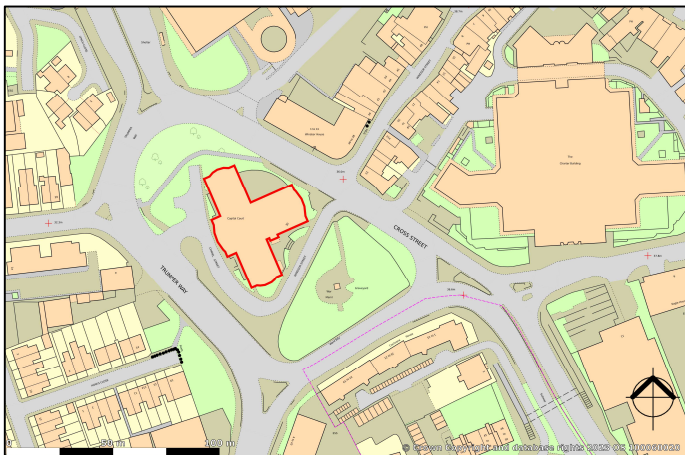
The Location

Uxbridge is recognised as an international corporate location and a core West London / Western M25 office centre which benefits from excellent connectivity to Central London, Heathrow airport and the Thames Valley.

The town is adjacent to Junction 1 of the M40 motorway and 2.5 miles from Junction 16 of the M25 motorway. London Heathrow airport is located 6 miles to the south.

Uxbridge is connected by the London Underground (Piccadilly and Metropolitan Lines) which provides a journey time unto Central London of approximately 40 minutes. West Drayton, the nearest Crossrail station, provides direct access to Bond Street in under 30 minutes on the Elizabeth Line.

It has a vibrant town centre with two substantial shopping centres, The Pavilions and The Chimes which is further enhanced by a substantial retail and leisure offer.



The Building

Capital Court is a landmark office situated within the heart of the town centre, 2 minutes' walk from Uxbridge Station and the town's prime retail pitch. It is situated in one of the most prominent positions in the town, fronting the main ring road, the A4020.

The property provides modern office space with availability across Part 2nd and the whole of the 3rd floor.

Schedule of Areas (NIA)

Floor	SQ FT	SQM
Part 2 nd Floor	5,859	544
3 rd Floor (Available January 2024)	11,763	1,093
TOTAL	17,622	1,637

Specification

The property benefits from the following modern specification:

- 4 pipe fan-coil air conditioning
- Full access raised floors
- 3x 13 person passenger lifts
- Double height reception area
- Suspended ceilings with recessed lighting
- LED lighting (3rd Floor)
- 2.7m floor to ceiling height
- WCs on each floor
- Basement car parking (Part 3rd Floor – 19 spaces available & Part 2nd – 9 spaces available).

Terms

Available by way of a new lease for a term to be agreed.

EPC

A copy is available on request.

Rent

Quoting £28.00 per sq ft.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.



Contact

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement through:

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