



LINDEN HOUSE

LINDEN SQUARE, HAREFIELD, MIDDLESEX UB9 6TQ



Self contained office building of 6,472 sq ft in a tranquil location

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KEY FEATURES

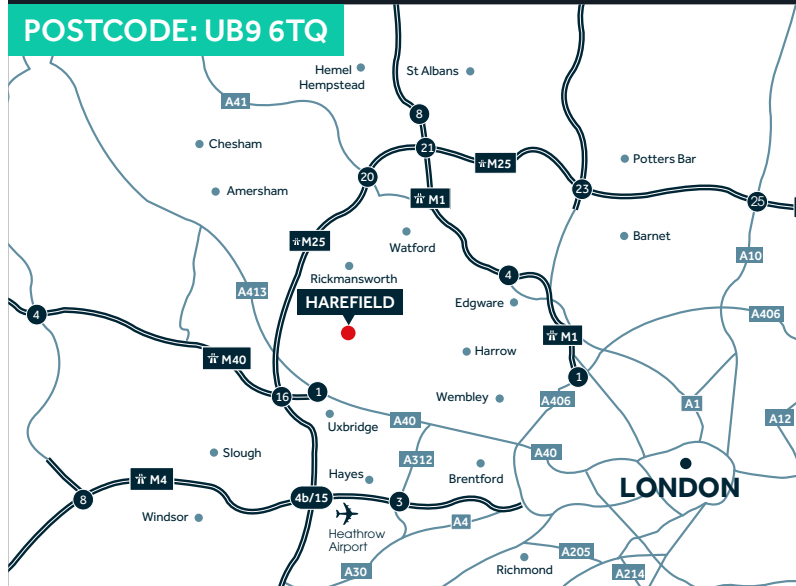
- Good accessibility to M25, M40 and London
- Air conditioned
- Male and female WC's
- Unrivalled parking provision of 1:132 sq ft
- Can be subdivided on a floor by floor basis



LOCATION

Harefield is situated 18 miles north west of Central London. Linden Square is situated within a mixed use development in Harefield approximately 1 mile away from Harefield village centre. The premises are only 3 miles from Junction 17 of the M25 and well situated for access to London with Ruislip, Denham and Rickmansworth nearby providing overground and underground services.

POSTCODE: UB9 6TQ





DESCRIPTION

The property comprises a three storey office building constructed in 2000. The property benefits from being self contained and of brick/block cavity construction set beneath pitched, tiled roofs.

The office accommodation is over ground, first and second floors with accessible roof storage. There are 49 car parking spaces providing a car parking ratio of 1:132 sq ft.

ACCOMMODATION

The property provides the following net internal floor areas:

Description	SQ FT	SQ M
Ground Reception	588	55
Ground Offices	1,497	139
First Offices	2,108	196
Second Offices	1,835	170
Third Store	444	41
TOTAL	6,472	601

TENURE

The premises are available by way of a new full repairing and insuring lease direct from the landlord for a term to be agreed.

Alternatively, the client would consider a sale of the freehold. Further details are available upon request.

RENT/PRICE

Upon Application

BUSINESS RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £88,500.

We anticipate rates payable to be circa £45,312 per annum for the year to 31 March 2023 but please refer to the Local Charging Authority for full details, London Borough of Hillingdon – 01895 250111.

EPC

The EPC rating for this property is D-95 - A copy of the Energy Performance Certificate is available on request.





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