



To Let

High specification, design-led workspace in amenity rich Uxbridge town centre

- 100m to Metropolitan & Piccadilly Line Underground
- High Street location with amenity within building
- Designed to 1:8 occupational density
- High specification exposed services

The Charter Building

Charter Place, Uxbridge, UB8 1JG

1,173 to 55,763 sq ft

108.98 to 5,180.55 sq m

Reference: #18302

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Summary

Available Size	1,173 to 55,763 sq ft / 108.98 to 5,180.55 sq m
Rent	£32.50 - £35 per sq ft
Service Charge	£9.71 per sq ft
EPC	B (32)

Location

Situated in the centre of Uxbridge, occupiers of The Charter Building will have easy access to West London as well as Central London via the Metropolitan and Piccadilly Underground Lines from Uxbridge Station; which lies approximately 100m from the main entrance.

The local bus station, a short walk away, also provides a regular service for those employees or visitors who don't travel by underground or car. With the M4, M40, and M25 close by, employees are able to travel to the building from all directions simply and efficiently.

The existing infrastructure and transport networks provide excellent options for getting to work. In addition, Uxbridge will benefit from The Elizabeth Line at West Drayton which will provide direct trains to London Bond Street (23 minutes), Liverpool Street, Canary Wharf and many other transport interchanges.

The Charter Building is also ideally positioned for international travel with London Heathrow Airport within a 15 minute drive by car – perfect for a fast transfer after a long flight.

Accommodation

Floor/Unit	Description	sq ft	Availability
4th	Part 4th Floor	2,620	Available
Ground	Ground - Retail	1,173	Available
2nd	Suite A	5,849	Available
2nd	Suite B	5,103	Available
2nd	Suite C	8,347	Available
2nd	Suite D	8,949	Available
2nd	Suite E	11,273	Available
2nd	Suite F	12,449	Available
Total		55,763	

Specification

- BREEAM Very Good
- EPC B
- Flexible and divisible open floor plates
- Occupancy density 1 person to 8m²
- Raised floor zone 380mm (inclusive of floor tiles)
- Large double height reception area with feature desk and lighting
- Substantial internal five-storey atrium
- Decked roof terraces on third, fourth & fifth floors
- 331 car parking spaces
- 212 cycle spaces
- 10 Showers with locker and drying space
- Digital building management system
- Dedicated delivery access via basement level to all floors
- Concierge service



