



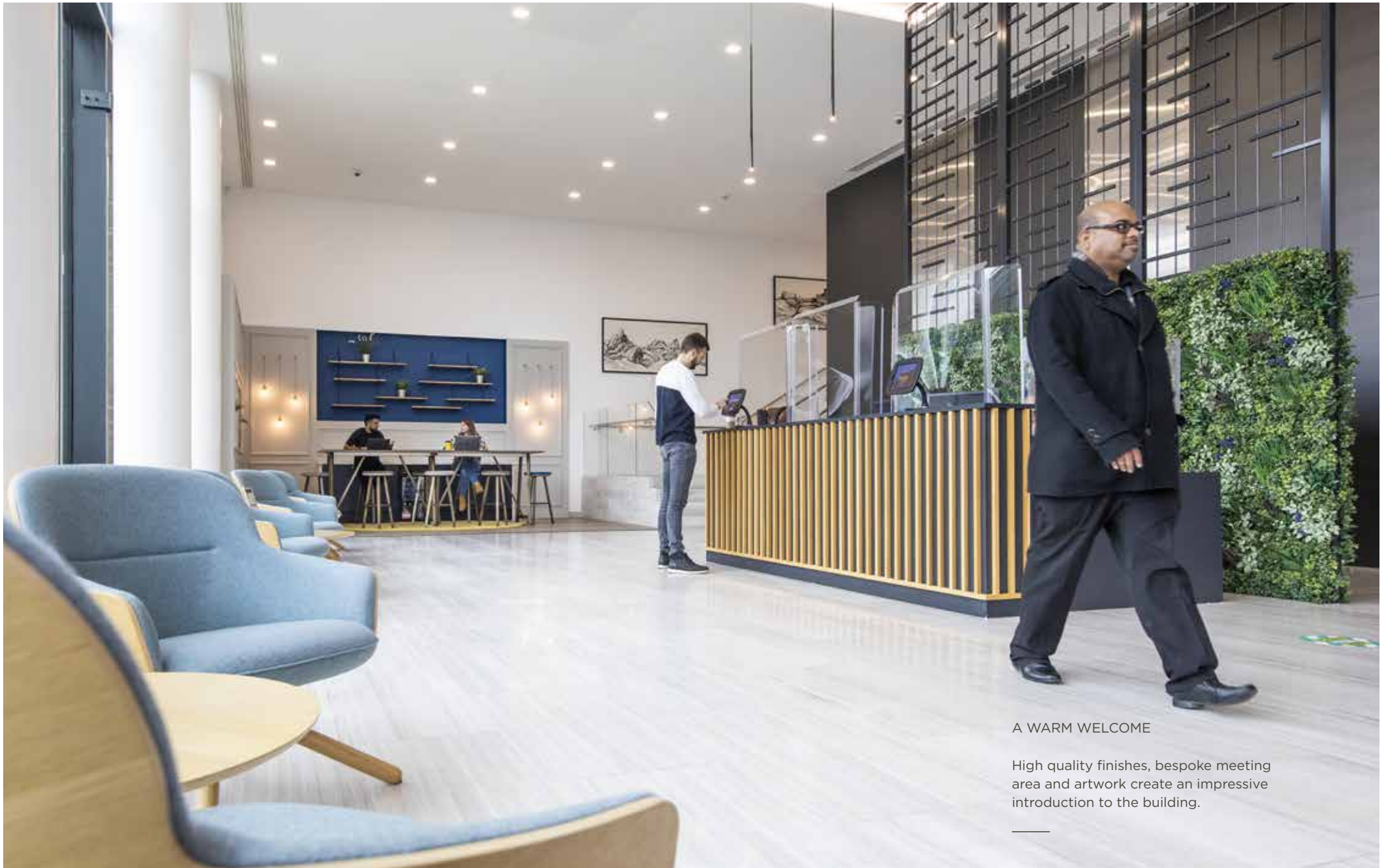
BELMONT ROAD, UXBRIDGE UB8 1HE



THE BUILDING

Belmont is a contemporary and thriving headquarters office building in the heart of Uxbridge, and home to a host of exciting businesses including giffgaff, Optical Express, Orega and PFU Fujitsu.



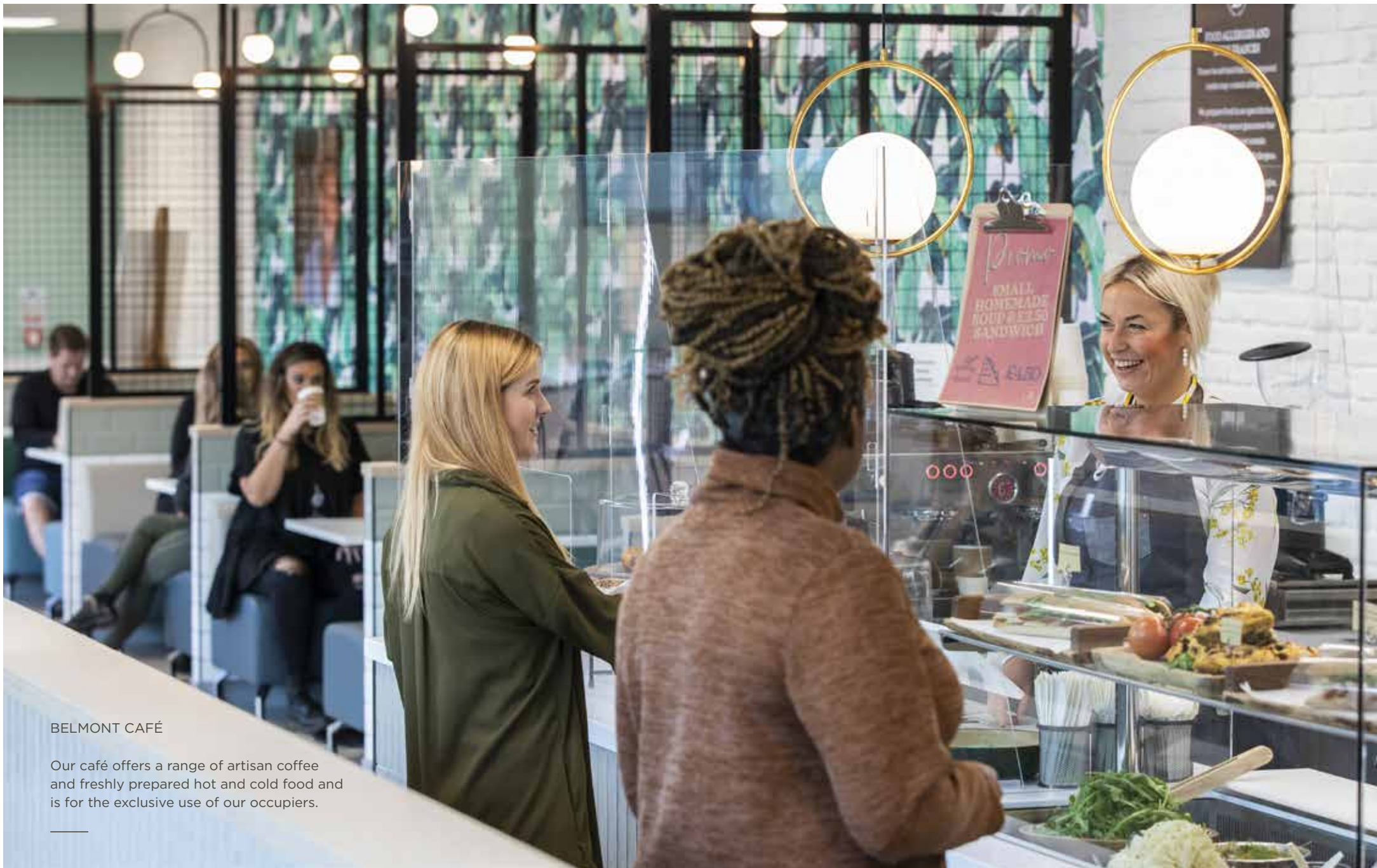


A WARM WELCOME

High quality finishes, bespoke meeting area and artwork create an impressive introduction to the building.



Offering some of the largest floor plates of any office in the Thames Valley, and with floor to ceiling windows, there is a wonderful sense of open space at Belmont.



BELMONT CAFÉ

Our café offers a range of artisan coffee and freshly prepared hot and cold food and is for the exclusive use of our occupiers.



With its choice of refreshments, free wifi and USB ports at every table, Belmont Café provides the perfect environment for informal meetings, lunch with colleagues or just a break from work.



Two roof terraces offer outstanding views and great spaces for staff or client entertaining. There is also a terrace on the ground floor.



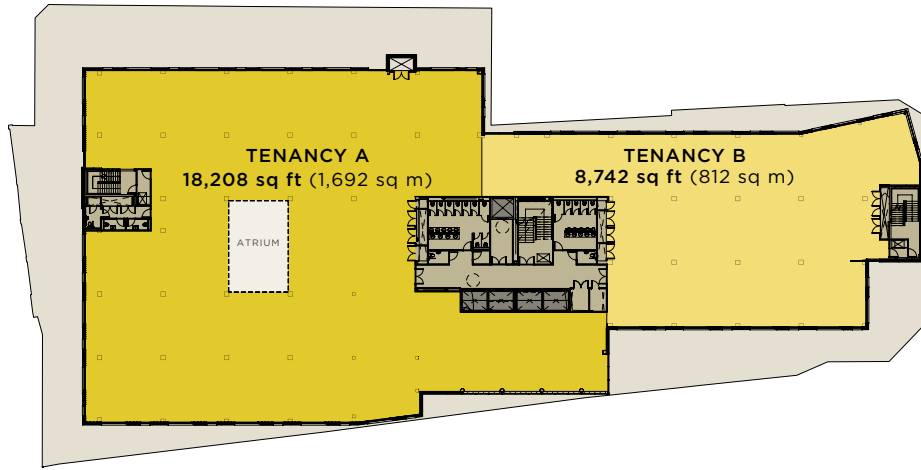
SCHEDULE OF AREAS

Fourth Floor		Let to PFU Fujitsu
Third Floor		Let to Orega
Second Floor	26,950 sq ft	2,504 sq m
First Floor	26,951 sq ft	2,504 sq m
Ground Floor		Let to giffgaff
Street Level		Let to Optical Express and Belmont Café
CURRENT AVAILABILITY	56,901 sq ft	5,008 sq m
Car Parking	170 parking spaces	1:751 sq ft

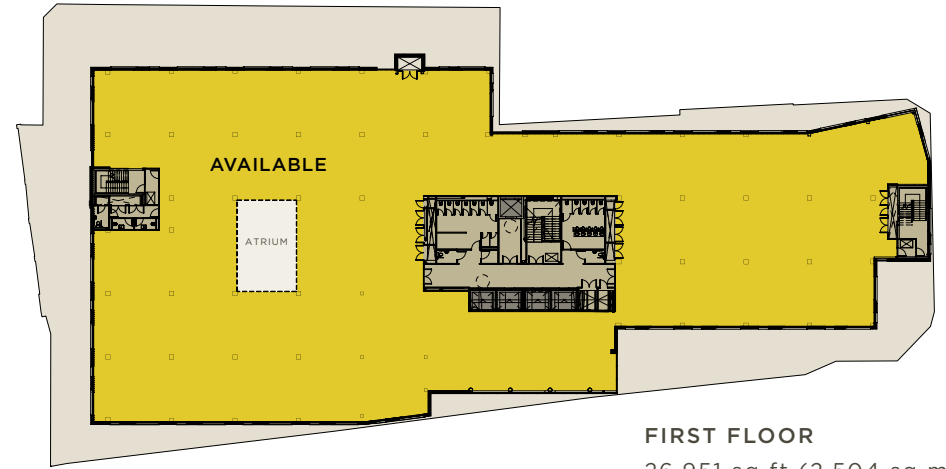
Approximate IPMS3 Areas



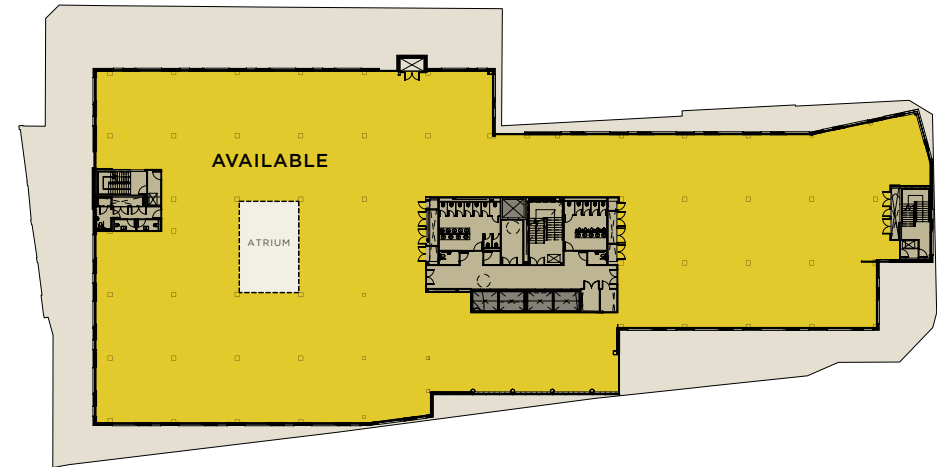
FLOOR PLANS



POTENTIAL TENANCY SPLIT



FIRST FLOOR
26,951 sq ft (2,504 sq m)



SECOND FLOOR
26,950 sq ft (2,504 sq m)



Floor plans not to scale - for indicative purposes only

- Office
- Parking
- Cycle Facilities
- Plant
- Terrace
- Core
- Lifts

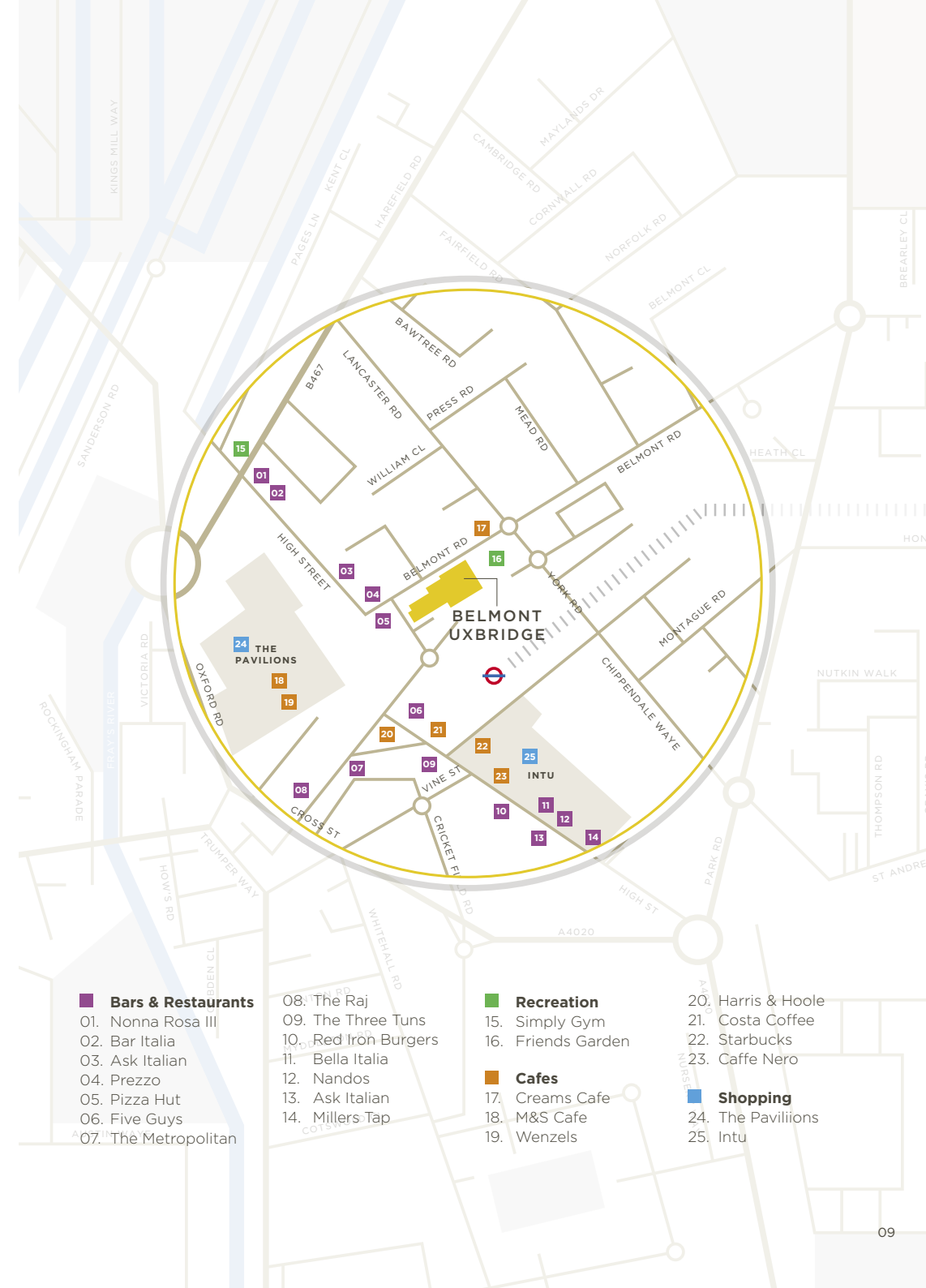
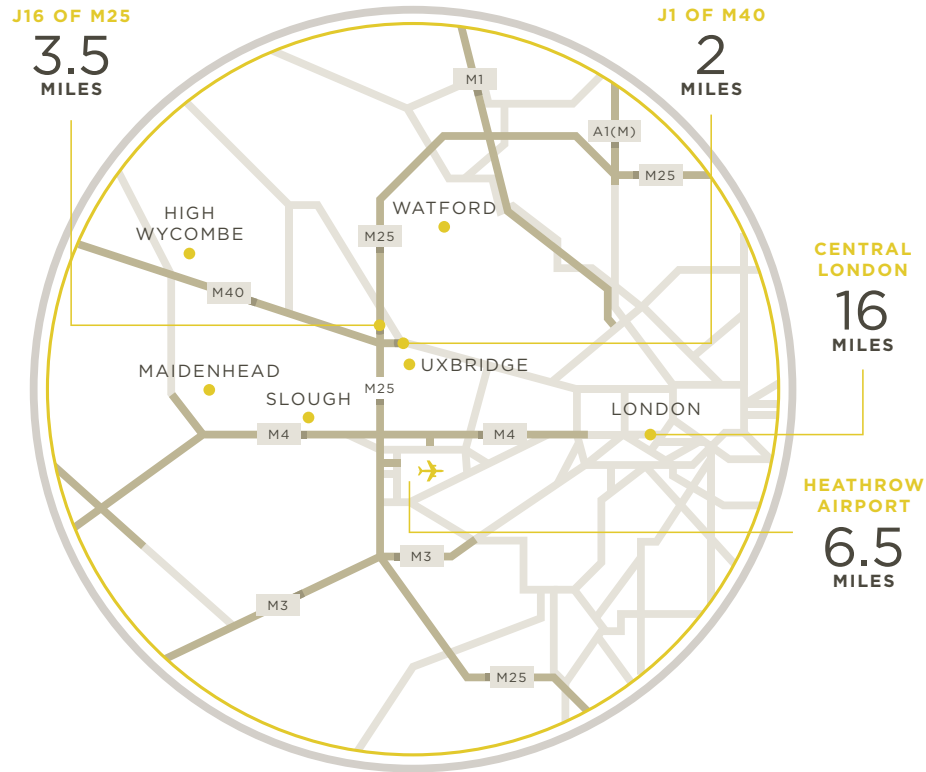


THE LOCATION

There are over 100 shops in Uxbridge town centre offering a mixture of small independent retailers and well known high street brands.



BELMONT IS SITUATED IN THE HEART OF UXBRIDGE, A VIBRANT TOWN CENTRE WITH A HOST OF RETAIL & LEISURE OPTIONS RIGHT ON YOUR DOORSTEP.



Belmont is located adjacent to Uxbridge underground station which is served by the Metropolitan and Piccadilly lines. Connecting directly to the heart of London in under 45 minutes.

All buses run from the adjacent bus station providing access to Heathrow and the surrounding area.

- **Bars & Restaurants**
- 01. Nonna Rosa III
- 02. Bar Italia
- 03. Ask Italian
- 04. Prezzo
- 05. Pizza Hut
- 06. Five Guys
- 07. The Metropolitan
- 08. The Raj
- 09. The Three Tuns
- 10. Red Iron Burgers
- 11. Bella Italia
- 12. Nandos
- 13. Ask Italian
- 14. Millers Tap
- **Recreation**
- 15. Simply Gym
- 16. Friends Garden
- **Cafes**
- 17. Creams Cafe
- 18. M&S Cafe
- 19. Wenzels
- **Shopping**
- 20. Harris & Hoole
- 21. Costa Coffee
- 22. Starbucks
- 23. Caffe Nero
- 24. The Pavilions
- 25. Intu



BELMONT-UXBRIDGE.COM

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Owner



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