

**ROSE  
WILLIAMS**

**01895 619890**

[www.rose-williams.co.uk](http://www.rose-williams.co.uk)

COMMERCIAL PROPERTY CONSULTANTS

**TO LET**

FIRST AND SECOND FLOOR OFFICES

→ 2,033 SQFT



122-123 HIGH STREET  
UXBRIDGE  
MIDDX  
UB8 1JT



## DESCRIPTION

The property comprises a Grade II office building.

The ground floor is let to two tenants leaving available self-contained offices on the first and second floors

The suites comprise individual offices with plastered ceilings some rooms have wall mounted AC units.

The entire building has a wet central heating system serving radiators in each room.

## FLOOR AREAS

First Floor	1234 sqft
Second Floor	799 sqft

<b>TOTAL</b>	<b>2,033 sqft</b>
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There are two WC's on the second floor along with a kitchenette on the first floor.

## LOCATION

The premises are located near the end of the High Street with ground floor entrance and stairs to upper floors.

The High Street is located a short walk from the Underground Station (Piccadilly & Metropolitan Line) and Bus Interchange and all the towns retail and leisure facilities.

Access is easily gained to the M40, M4 and M25 motorway as well as Heathrow Airport.

## TERMS

Available on a new lease for a term to be agreed at a rent of £32,780 per annum exclusive

## LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

## VAT

The property is elected for VAT.

## RATES

The suites have a combined rateable value of £27,750 which includes part of the ground floor and a new assessment will be sought for the upper floors in isolation. Potential occupiers should enquire of Hillingdon Borough Council as to the actual business rates payable.

## EPC

Energy Performance Asset Rating: E 121

## VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898

or by email

[mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)



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