

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

SUBSTANTIAL FIRST FLOOR OFFICES

➔ 11,545 SQFT



**FIRST FLOOR
68 THE BROADWAY
SOUTHALL
MIDDX
UB1 1QE**

➔ NEW LEASE



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DESCRIPTION

The property comprises a two storey building with retail below and a principally open plan floor of offices above.

The offices are accessed via a self-contained entrance door off Alexandra Avenue and comprise a large floor plate with a number of offices and meeting rooms.

The floor would lend itself to other uses subject to planning

FLOOR AREAS

11,545 sqft

AMENITIES

- Ceiling Mounted AC Cassettes
- Metal Suspended ceilings
- Recessed and suspended Lighting
- Male, female and disabled WC's
- Perimeter Heating
- Carpeted

LOCATION

68 The Broadway is prominently situated in the main retailing area of Southall within close proximity of the A312 which in turn offers easy access to the M40, A40, M25 and Heathrow.

Southall Station is nearby which offers direct access to Paddington and will soon benefit from the Elizabeth Line.

TERMS

Available on a new lease

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT may be applicable to figures shown.

RATES

The ratable value is shown as £167,000 giving rates payable of approximately £6.95 per sqft per annum.

SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

EPC

Energy Performance Asset Rating: D 92

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 618898

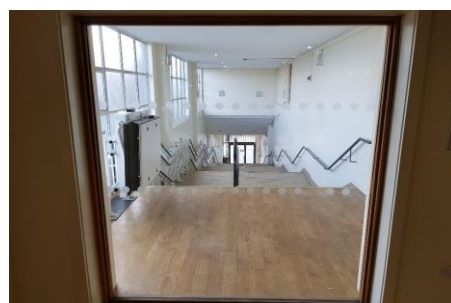
or by email

mark@rose-williams.co.uk

Simon Williams on 01895 619899

or by email

simon@rose-williams.co.uk



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Rose Williams

18 High Street, Uxbridge, Middx, UB8 1JN

Tel 01895 619890 • Fax 01895 619891

Email: mark@rose-williams.co.uk simon@rose-williams.co.uk

www.rose-williams.co.uk

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