

**ROSE  
WILLIAMS**

**01895 619890**

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

COMMERCIAL PROPERTY CONSULTANTS

**TO LET**

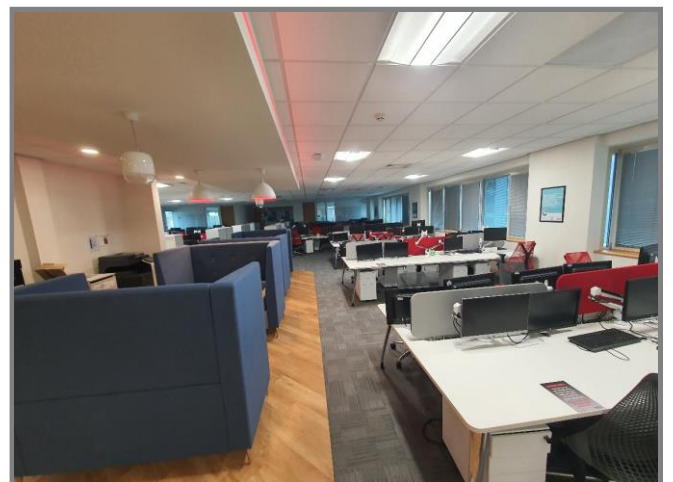
**FITTED TOWN CENTRE OFFICE SUITE**

➔ **8,272 SQFT**



**2<sup>nd</sup> FLOOR  
HUNTON HOUSE  
OXFORD ROAD  
UXBRIDGE  
MIDDX  
UB8 1LX**

➔ **25 CAR PARKING SPACES**



## DESCRIPTION

Hunton House was completed in 1998 and provides accommodation over ground and two upper floors arranged in an 'L' shape. The property is of steel framed construction under a pitched roof, with attractive brick and glass cladding

The 2<sup>nd</sup> Floor offers a fitted suite of 8,272 sqft.

## FLOOR AREAS

8,272 sqft

## AMENITIES

- Fully Fitted Space
- New VRV air-conditioning system installed in 2016
- Suspended ceilings LED Lighting
- Full access raised floors
- Male, female and disabled WC's
- 25 Car parking spaces
- Passenger lift

## LOCATION

Hunton House occupies a prominent position at the front of Highbridge Estate, accessed off Uxbridge's main ring road (A4020) and positioned directly opposite. The property lies approximately a 5-minute walk from Uxbridge town centre, which provides excellent retail and leisure amenities and attractions such as Chimes Uxbridge, The Pavilions Shopping Centre

Regular rail services to Central London by both Piccadilly and Metropolitan lines Uxbridge is also within easy reach of Heathrow Airport.

## TERMS

Available on a new lease for a term to be agreed at £27.50 per sqft.

## LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

## VAT

VAT will apply to figures shown.

## RATES

Rates payable equate to approximately £10.75 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:

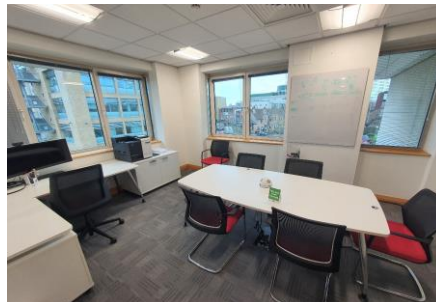
**B30**

## 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)



**ROSE  
WILLIAMS**

**01895 619890**  
[www.rose-williams.co.uk](http://www.rose-williams.co.uk)

COMMERCIAL PROPERTY CONSULTANTS

Rose Williams  
18 High Street, Uxbridge, Middx, UB8 1JN  
Tel 01895 619890 • Fax 01895 619891  
Email: [mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)

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

Misrepresentation Act 1967: Rose Williams for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Rose Williams nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. These particulars are issued on the understanding that all negotiations are conducted through Rose Williams. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdiscriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. R976