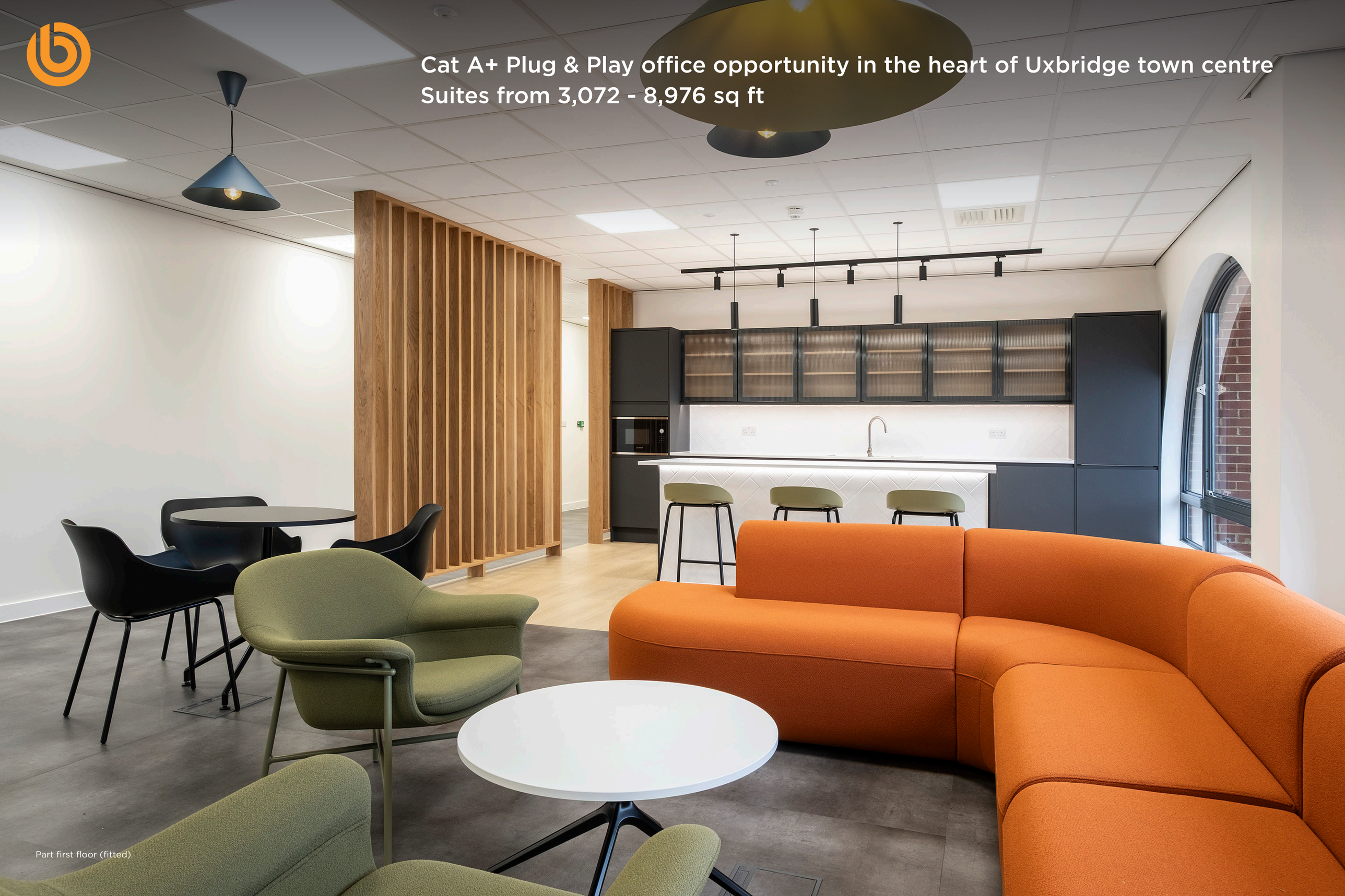
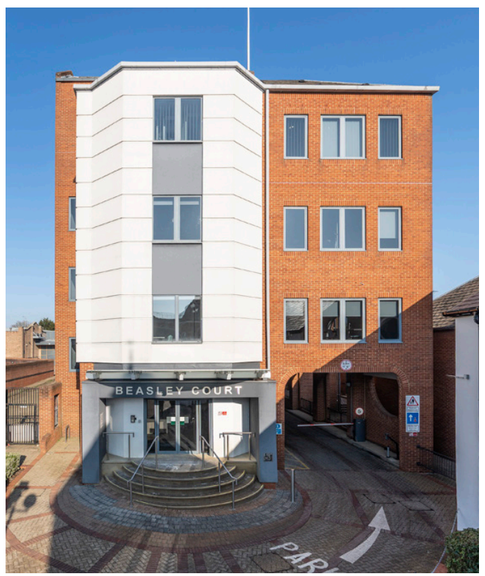
BEASLEY COURT

HIGH STREET | UXBRIDGE UB8 1PE

Cat A+ Plug & Play office opportunity in the heart of Uxbridge town centre
Suites from 3,072 - 8,976 sq ft



Part first floor (fitted)



Beasley Court is a modern office building located in the heart of Uxbridge Town Centre providing 19,370 sq ft of office accommodation.

Beasley Court has undergone a comprehensive refurbishment, delivering an expanded modern and contemporary reception providing breakout areas for use by our occupiers and new fitted and furnished first floor suite and part fitted (excluding furniture) on second floor.

As part of the comprehensive repositioning of the ground floor of the building a new fully connected business lounge has been created for the use of all occupiers.

Images of part first floor (fitted)

Images of second floor (part fitted)

Available space

	sq ft	sq m
Part First Floor (Suite 2)	3,072	285.4
Second Floor	5,904	548.4
Total	**8,976**	**833.8**

IPMS floor areas in line with the RICS Property Measurement professional statement (2nd Edition, January 2018).

New business lounge/ communal breakout areas

Air conditioning

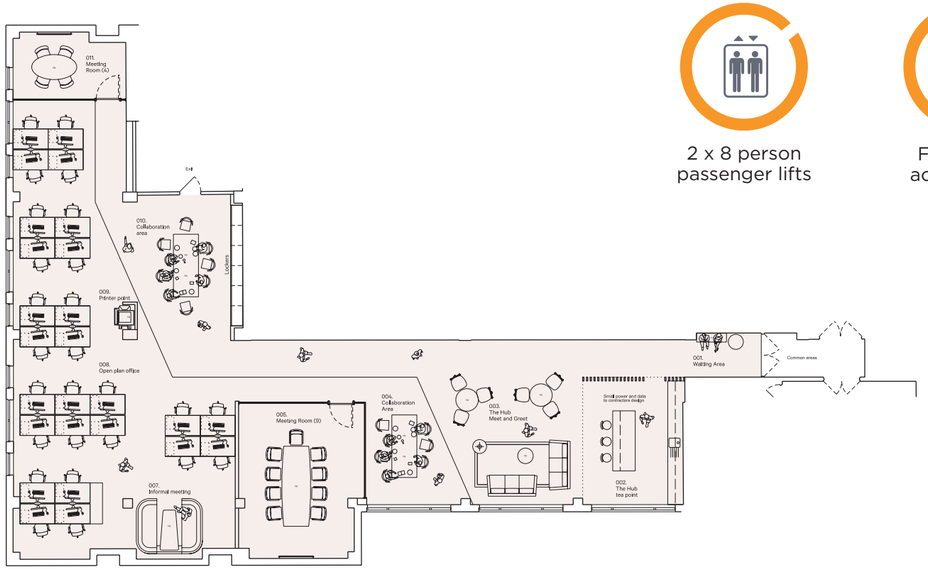
On site parking ratio 1:450 sq ft

New recessed LED lighting

2 x 8 person passenger lifts

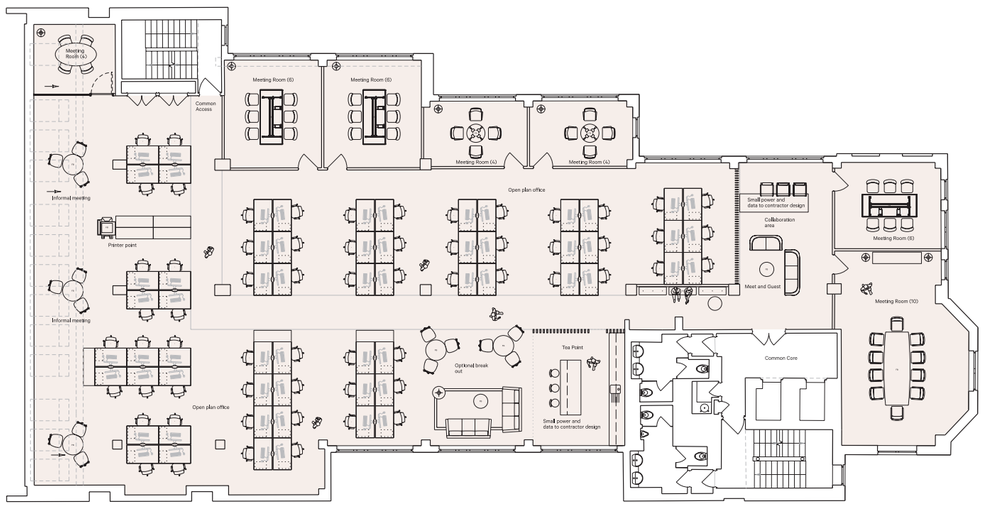
Full raised access floor

1

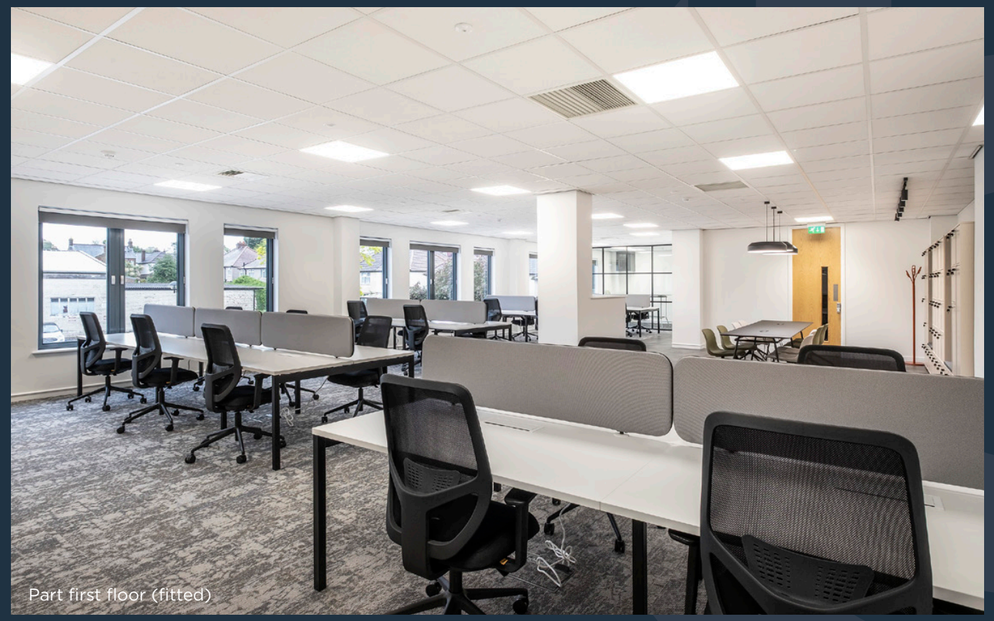


Furniture layout.

2



Indicative furniture layout.



Part first floor (fitted)

Second floor (part fitted)

Location

Uxbridge is within the London Borough of Hillingdon and is one of the principal West London and Thames Valley commercial centres, located 15 miles north-west of Central London and 28 miles north-east of Reading. The town has good road connectivity to Central London, the M25 and national motorway network.

The town benefits from quick connections to a number of international airports and immediate access on the London Underground network on the Metropolitan & Piccadilly lines from the High Street station. Denham mainline railway station is 2.3 miles away and has regular train services into Central London with a fastest journey time of approximately 19 minutes.

Uxbridge town centre has an excellent selection of local amenities and leisure facilities. The main pedestrianised area around the High Street offers a wide variety of restaurants, cafés and shops as well as the Chimes & Pavilions Shopping Centres.

Travel Times

Road	
M40 (J1a)	1 mile
M25 (J16)	2 miles
M4	4 miles
Wembley	7 miles
Central London	15 miles

Rail	
London Baker Street	42 mins
Marylebone	44 mins
Paddington	47 mins

Air	
London Heathrow	6 miles
Luton Airport	31 miles
Gatwick Airport	45 miles

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BEASLEYCOURT.CO.UK

TERMS

Available by way of a new lease direct from the landlord.

EPC

The accommodation benefits from an EPC B.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:

HanoverGreen

020 3130 6400

hanovergreen.co.uk

Richard Zoers
07730 567 607
rzoers@hanovergreen.co.uk

ROSE WILLIAMS

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

Mark Rose
07768 718 856
mark@rose-williams.co.uk

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