

**ROSE
WILLIAMS**

01895 619890

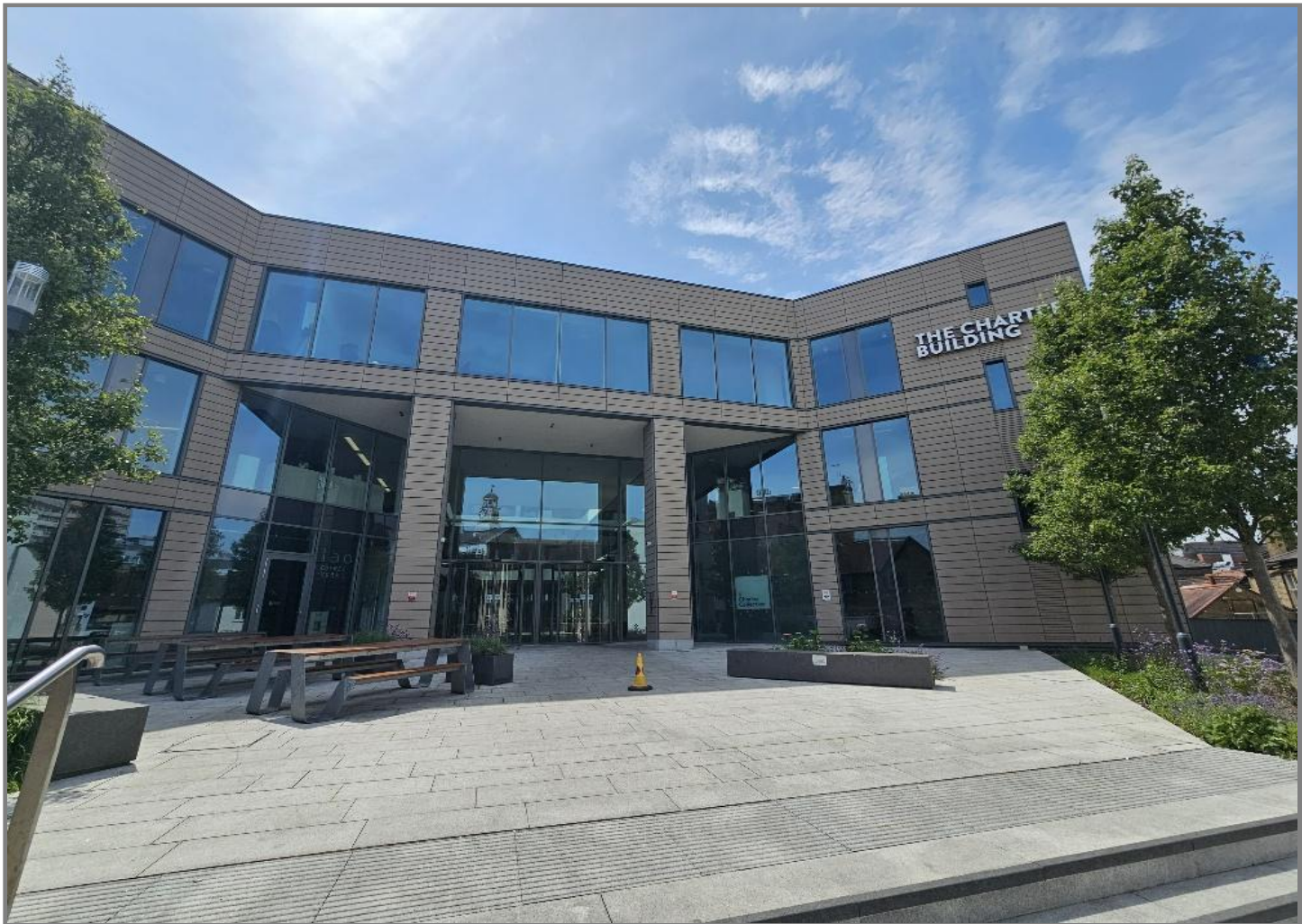
www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

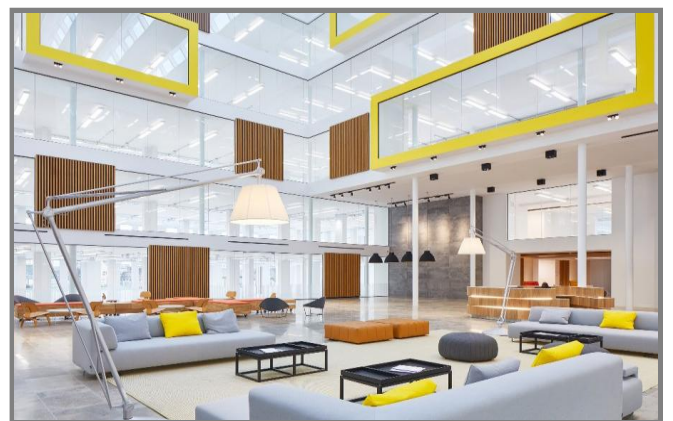
TO LET

**SELF CONTAINED OFFICE SUITE
WITHIN THE CHARTER BUILDING**

→4,747 SQFT



**UPPER GROUND FLOOR
THE CHARTER BUILDING
CHARTER PLACE
UXBRIDGE
UB8 1JG**



DESCRIPTION

The suite provides Grade A space in The Charter Building which occupies a prominent location within Uxbridge town centre.

The suite has a mix of open plan and cellular offices along with kitchen/breakout.

The building benefits from 5 storey atrium with co working/ breakout,, Cycle and shower facilities.

FLOOR AREAS

Upper Ground Floor 4,747 sqft

7 Car Spaces

LOCATION

Uxbridge High Street is just a few steps from The Charter Building and provides all the shops, cafés, bars and restaurants you could need.

The Intu and Pavilions shopping centres provide over 120 stores along with the only IMAX cinema in West London.

Uxbridge Underground Station and bus terminus are a short walk and access is easily gained to the M40, M4 and M25 motorway as well as Heathrow Airport.

TERMS

The suite is held on a lease expiring 28/06/2028 and a sublease is available to that date or alternatively the landlord would consider a new longer lease.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

SERVICE CHARGES

A service charge is applicable for common costs shared with other occupiers within the building.

VAT

The property is elected for VAT

RATES

The premises are shown as having a rateable value of £125,000

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

EPC

Energy Performance Asset Rating

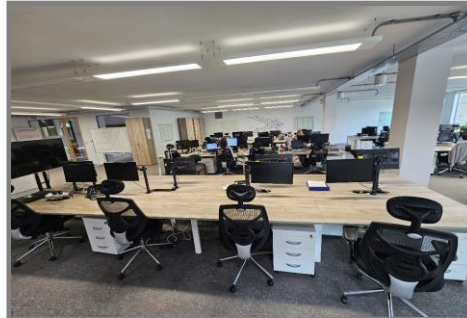
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AML

The tenant will be required to satisfy all requirements when heads of terms are agreed.

VIEWING

For additional information or the opportunity to view contact Mark Rose on 01895 619898 or by email mark@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

www.rose-williams.co.uk

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