

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

DETACHED FORMER OFFICE BUILDING
WITH EXTENSIVE CAR PARKING AND
OUTSIDE SPACE

➔ **3120 SQFT – c0.5 ACRE**



**1 OXFORD ROAD
UXBRIDGE
UB9 4DA**



DESCRIPTION

This detached office building is located on the edge of Uxbridge town centre in a prominent location on the Oxford Road. The building currently consists of two floors of offices totaling approximately 3,120 sqft surrounded by parking on a c0.5 acre plot. It lends itself to a number of uses, storage, offices, education, nursery, roadside, trade counter etc. subject to planning.

LOCATION

On the busy Oxford Road one of the main roads into Uxbridge Town Centre. Where the underground via Piccadilly and Metropolitan lines can be found. Excellent road facilities are close at hand with easy access onto the A40, M40 and M25 and motorway network.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

TERMS

A new lease is available at a rent of £100,000 per annum.

VAT

The property is elected for VAT

RATES

The premises are shown as having current rateable value of £29,750 per annum. Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

EPC

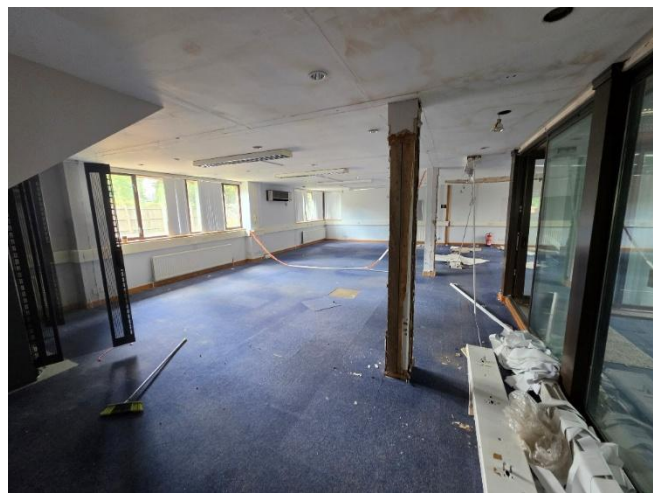
D 82

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 sole agent Mark Rose on 01895 619890 or by email mark@rose-williams.co.uk



**ROSE
WILLIAMS**

01895 619890

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 simon@rose-williams.co.uk 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 Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. R976