

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL / OFFICE

→ **660 SQFT**



**122 HIGH STREET
UXBRIDGE
MIDDX
UB8 1JT**



DESCRIPTION

The property comprises a Grade II office building with 2 retail/office units on the ground floor.

The unit is principally open plan with kitchenette and 2 wc's

The premises offer a suspended ceiling with recessed LED lighting with ceiling mounted AC units to main area with laminate floor tiles.

FLOOR AREAS

Ground Floor 660 sqft

There are two rear WC's and kitchenette.

LOCATION

The premises are located near the end of the High Street.

The High Street is located a short walk from the Underground Station (Piccadilly & Metropolitan Line) and Bus Interchange and all the towns retail and leisure facilities.

Access is easily gained to the M40, M4 and M25 motorway as well as Heathrow Airport.

TERMS

Available on a new lease direct from the landlord for a term to be agreed at a rent of £25,000 per annum exclusive

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property is elected for VAT.

RATES

The premises have a rateable value of £9,500. Potential occupiers should enquire of Hillingdon Borough Council as to the actual business rates payable. Small Business rate relief may be available

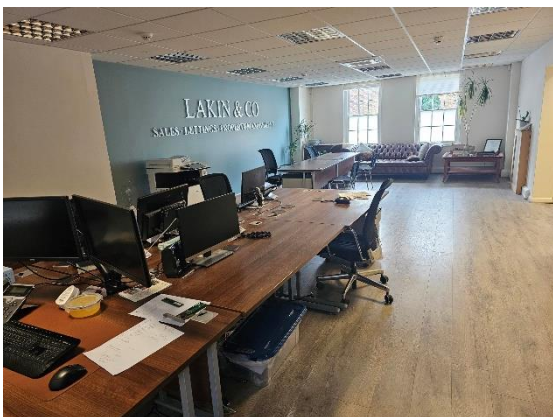
EPC

Energy Performance Asset Rating: **C 62**

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898
or by email
mark@rose-williams.co.uk



Not to Scale for Identification Only

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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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