

COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
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TO LET

ATTRACTIVE OFFICES OVERLOOKING THE RIVER COLNE
APPROXIMATELY 1,450 SQ FT (135 SQ M)
PROGRESS HOUSE, ESKDALE ROAD, UXBRIDGE, MIDDLESEX, UB8 2RT



LOCATION:

The premises are situated on a small office complex in Eskdale Road on the Uxbridge Industrial Estate overlooking the River Colne. Uxbridge Town Centre is approximately $\frac{3}{4}$ mile and Uxbridge underground station (Metropolitan and Piccadilly lines) approximately 1 mile. The M40 motorway (junction 1) is approximately $1\frac{3}{4}$ miles and the M25 motorway (junction 16) approximately $2\frac{1}{2}$ miles distant, and Heathrow Airport is approximately 5 miles.

DESCRIPTION:

The premises comprise the ground floor of a two storey office building. The accommodation comprises two private offices and an open plan area with large windows for natural light. The offices have carpeting, suspended ceiling with fluorescent lighting, gas fired central heating, telephone system and window blinds. There is also a kitchen, reception and storage area.

5 allocated car parking spaces are available.

ACCOMMODATION:

Offices	1,130 sq ft approx	(105 sq. m)
Storage	320 sq ft approx	(30 sq. m)
Total:	<u>1,450 sq ft approx</u>	<u>(135 sq. m)</u>



Ground floor offices



Outlook backing on to River Colne

TERMS:

Lease: A new full repairing and insuring lease is to be granted for a term of years to be agreed.

Rent: £18,000 per annum exclusive.

Rates: RV £16,250 @ 42.6 pence in the £ (2011 / 12)
Payable: £6,922.50

Insurance: £900 pa

Service Charge: £1,377.50 pa (£0.95 per sq ft).

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents:-

Diamond Associates
33 Cavendish Square
London W1G 0PW

Tel: 020 7493 8338

gary@diamondassoc.co.uk

SUBJECT TO CONTRACT

(09/2011)

(VAT, where applicable, may be added to any rents and prices quoted)

www.diamondassoc.co.uk