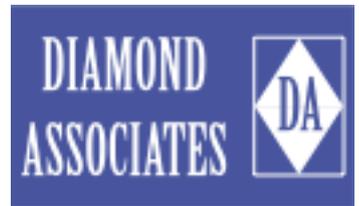


COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
TEL: 020 7493 8338 FAX: 020 7182 4100



TO LET

**TWO STOREY BUSINESS UNIT
APPROXIMATELY 3,000 SQ FT (278 SQ M)
UNIT 7 SWAN WHARF, WATERLOO ROAD, UXBRIDGE, MIDDLESEX UB8 2RA**



LOCATION:

The premises are situated on a small industrial estate at the junction of Waterloo Road and Cowley Mill Road on the Uxbridge Industrial Estate. Uxbridge Town Centre is within approximately one mile.

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Diamond Associates for themselves and for the vendor(s)/lessor(s) of this property, give notice that these particulars do not form any part of any offer or contract. The statements contained herein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact. Any intending purchaser(s)/lessee(s) must satisfy themselves as to the correctness of each statement made herein and the vendor(s)/lessor(s) do not make or give, and neither the firm nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All properties are offered subject to contract and availability.

DESCRIPTION:

The premises comprise a two storey business unit, of blockwork construction with profiled metal cladding, which has previously been used for storage and offices. The internal height to the warehouse is approximately 11' 9", and has the benefit of fluorescent strip lighting, 3 phase power, a kitchenette, disabled wc and burglar and fire alarm systems.

Loading is by means of one up and over door 8' high x 8' wide approx.

The first floor offices are carpeted, and have gas fired central heating, suspended ceiling with category II lighting, window blinds, and male and female toilets.

There are 7 car parking spaces.

ACCOMMODATION:

Warehouse	1,500 sq ft approx	(139 sq m)
Offices	<u>1,500</u> sq ft approx	(<u>139</u> sq m)

TOTAL: **3,000 sq ft approx (278 sq m)**

TERMS:

Lease: The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed.

Rent: £35,250 per annum exclusive.

RATES:

RV: £25,000 @ 46.6 pence in the £ (2017/18).
Payable £11,650 pa

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

Email: gary@diamondassoc.co.uk

SUBJECT TO CONTRACT

(03/2017)

(VAT where applicable maybe added to any rents and prices quoted)

www.diamondassoc.co.uk