

REFURBISHED OFFICES / HIGH TEC UNIT – TO LET – 7,279 SQ FT (676 SQ M)

Riverside House, Eskdale Road, Uxbridge Industrial Estate, Uxbridge, Middlesex UB8 2RT

Location

Eskdale Road is situated off Cowley Mill Road within Uxbridge Industrial Estate, under 1 mile from Uxbridge town centre. The location offers good access to the national motorway network with the M40 1.5 miles, M25 2.5 miles and the M4 5 miles distant. Heathrow Airport is within 7 miles. Uxbridge underground station provides Metropolitan and Piccadilly Line services to Central London.

Description

The property comprises a detached, brick built High Tech office building with double loading doors to the ground and first floors, accessed from the southern elevation.

The property has been refurbished to provide open plan offices on the first floor, benefitting from excellent natural light, raised floor access and comfort cooling. The ground floor can be used for storage or converted to provide additional office space. Further ground floor offices are also available to let in the next door building.

The property benefits from 7 car spaces to the front and 6 covered spaces to the rear as well as room for 2 vans.

Amenities

- LG2 lighting
- Raised floor to the offices
- Comfort cooling to the offices
- Kitchen
- 7 car spaces to the front and 6 covered spaces to the rear
- Ground and first floor male and female toilets
- Recently refurbished

Rent

Quoting rent: £56,000 per annum exclusive, subject to contract.

Rates: RV: £81,000 @ 45.8 pence in the £ (2012/13)

Rates payable: £37,098 pa



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Area:

Floor Areas		
	sq ft	sq m
Ground Floor	3,175	295
First Floor	4,104	381
Total	7,279	676

Lease A new full repairing and insuring lease on terms to be agreed

VIEWING

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