david charles
property consultants

FOR SALE



40 New Windsor Street

Uxbridge, UB8 2TU

Freehold Office Building with parking to front.

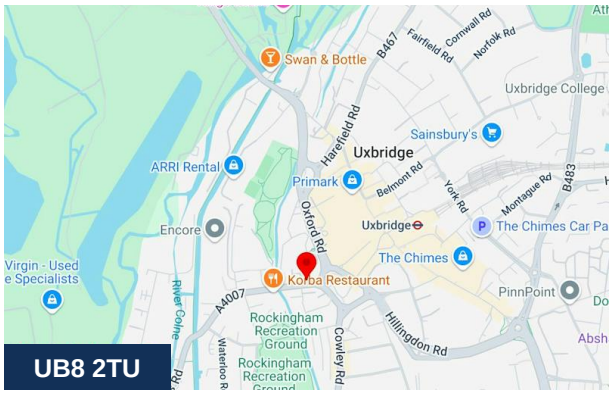
1,822 sq ft
(169.27 sq m)

- Two storey office building (Use Class E)
- Uxbridge Underground Station (0.3 miles away)
- EPC rating D
- Ideal for an owner occupier or developer.

40 New Windsor Street, Uxbridge, UB8 2TU

Summary

Available Size	1,822 sq ft
Price	£640,000
Rates Payable	£10,503.95 per annum
Rateable Value	£21,050
Legal Fees	Each party to bear their own costs
EPC Rating	D







Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	911	84.63	Available
1st	911	84.63	Available
Total	**1,822**	**169.26**	

Description

The building comprises a two storey office building, offering a well configured layout suitable for a variety of commercial tenants. The ground floor benefits from a welcoming reception area with a smaller office to the rear, alongside a meeting room, WC facilities, and a kitchenette. The first floor features two larger office spaces, a further two private rooms, and a storage area. To the front of the building there is parking for 2 vehicles.

Location

This property is situated on New Windsor Street, a short walk from The Pavilions Shopping Centre offering immediate access to many local amenities. Furthermore, Uxbridge Underground Station (Metropolitan and Piccadilly lines) is within 10 minutes on foot (0.3 miles away), providing excellent links to Central London, while the A40, M25, and M4 are easily accessible for drivers.

Terms

The freehold interest of the building is to be sold subject to a Tenancy At Will of the first floor to Hillingdon Mind Charity to expire no later than November 2025 or earlier by mutual agreement.

Viewing & Further Information



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/11/2026


Highbridge Estate




Fire action





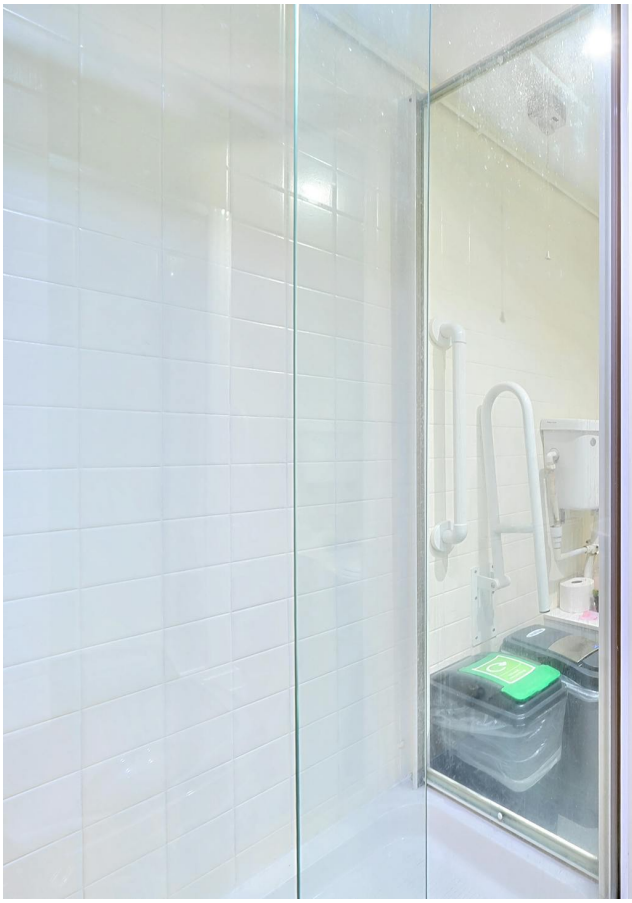












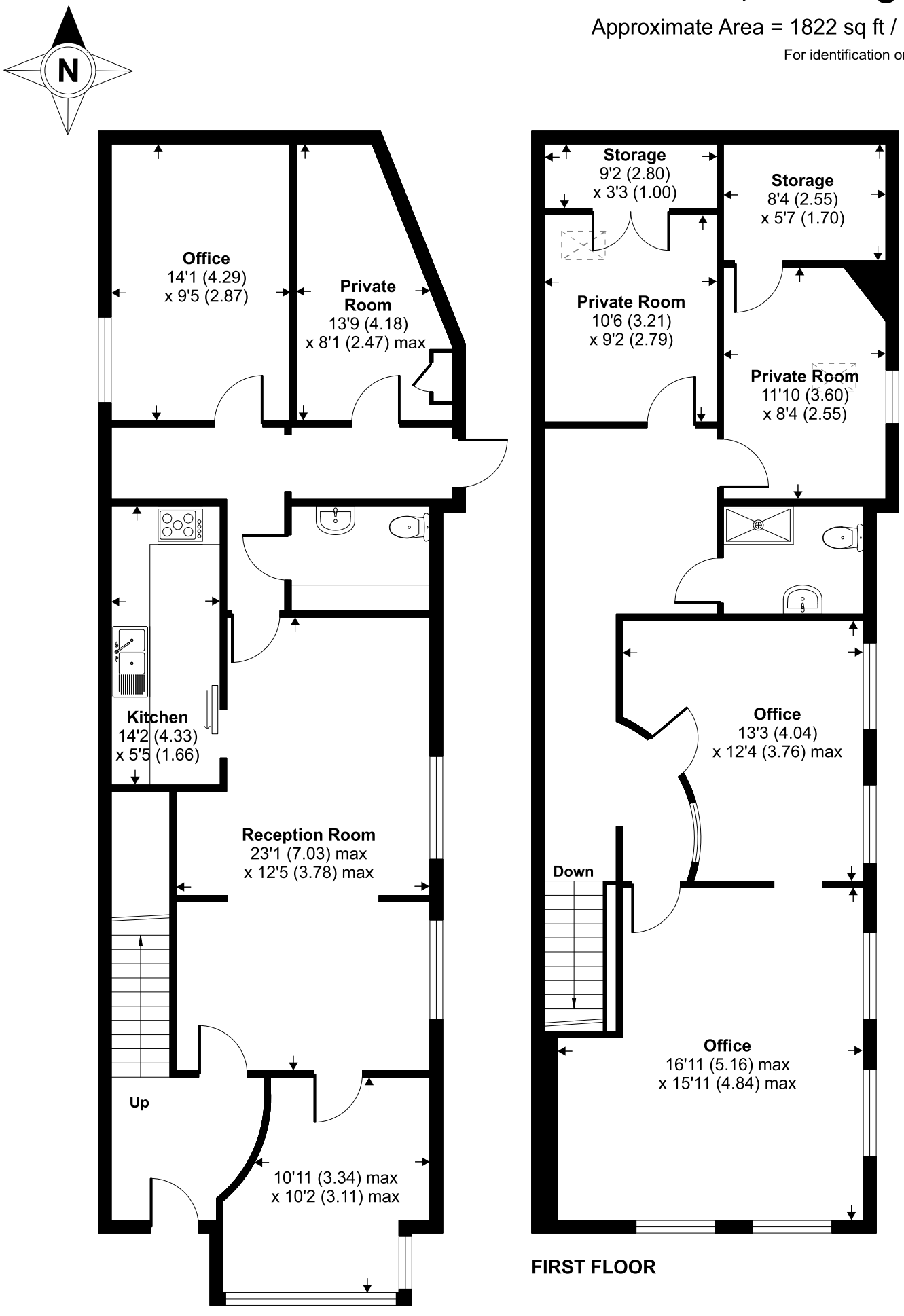

Wash your
hands please



New Windsor Street, Uxbridge, UB8

Approximate Area = 1822 sq ft / 169.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for David Charles Property Consultants. REF: 1296397