david charles
property consultants

**FOR SALE**

# 40 New Windsor Street

Uxbridge, UB8 2TU

## Freehold Office Building with parking to front.

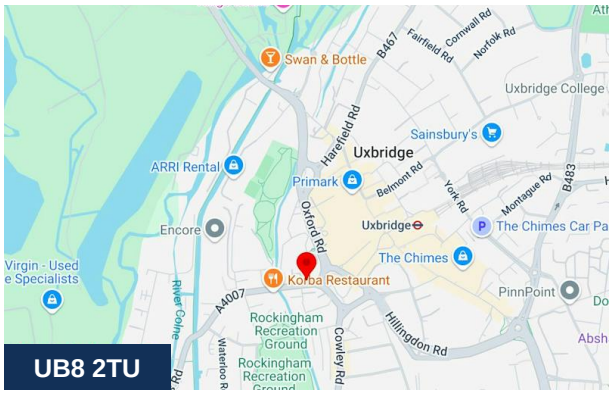
**1,822 sq ft**
(169.27 sq m)

- 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

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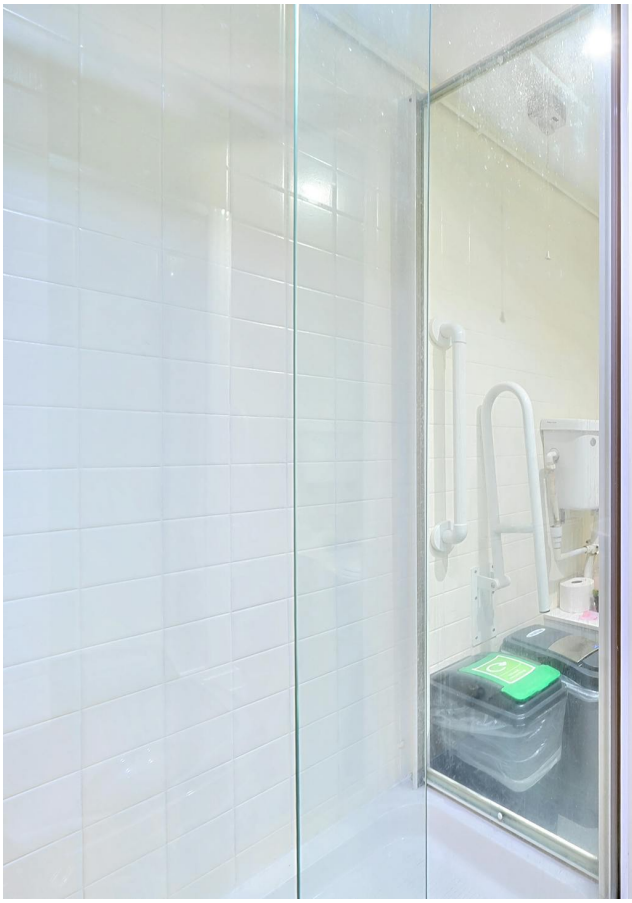
Highbridge Estate

Fire action

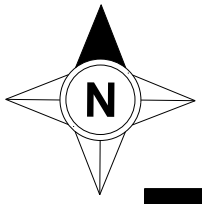


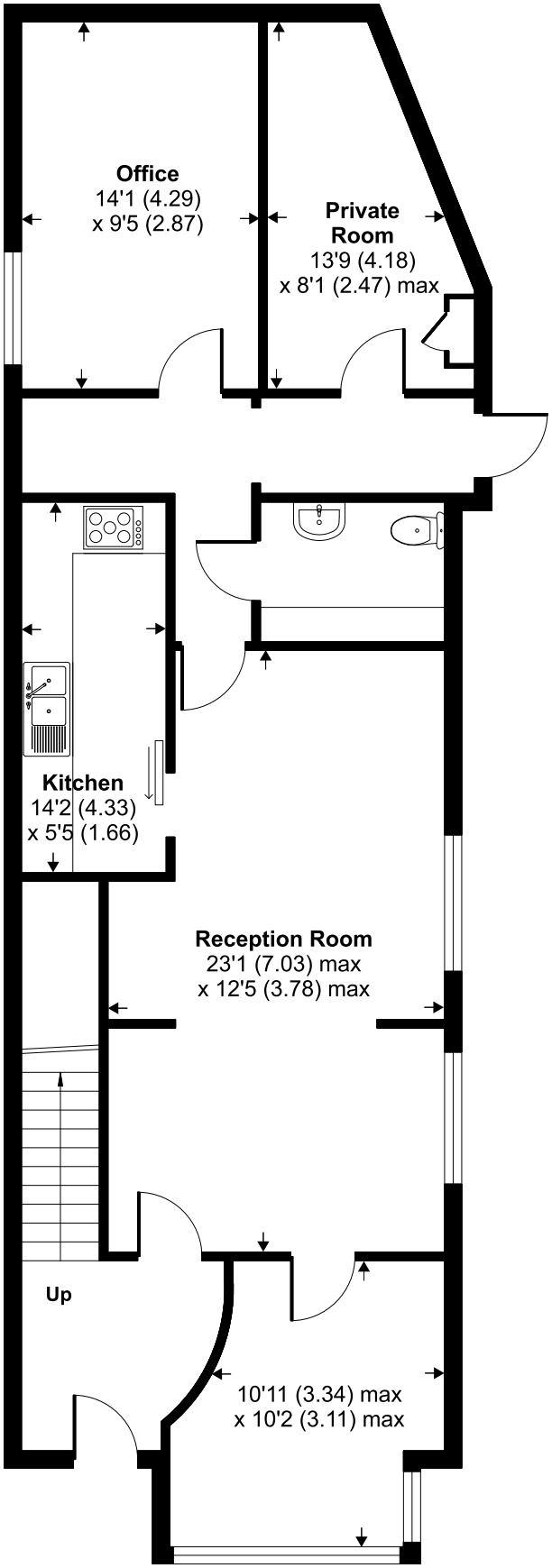
Wash your
hands please

# New Windsor Street, Uxbridge, UB8

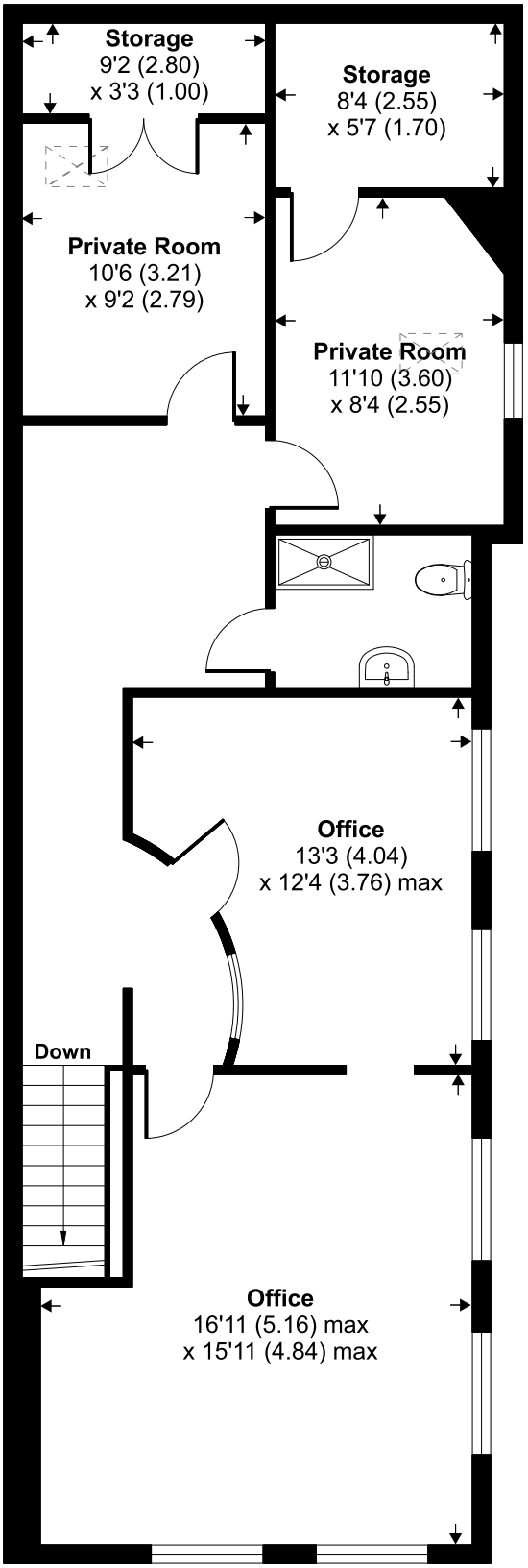
Approximate Area = 1822 sq ft / 169.2 sq m

For identification only - Not to scale




GROUND FLOOR




FIRST FLOOR

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

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