david charles
property consultants

TO LET

Riverside House, Eskdale Road

Uxbridge, UB8 2RT

Detached, Self-contained Office, Light Industrial & Storage Building To Let

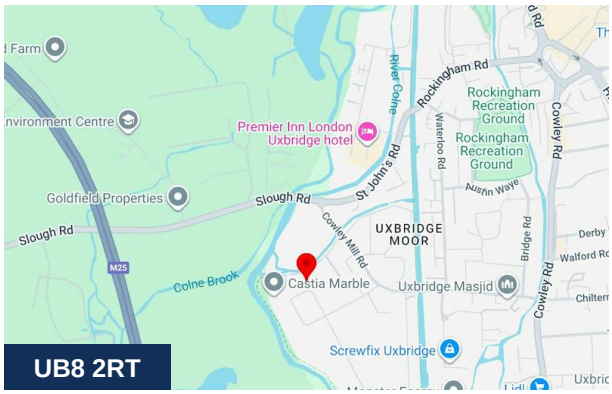
7,245 sq ft
(673.08 sq m)

- 12 Parking Spaces
- Electric Heating & Cooling
- Kitchen & W/C Facilities
- Double Loading Doors
- Open Plan Offices With Conference Rooms

Riverside House, Eskdale Road, Uxbridge, UB8 2RT

Summary

Available Size	7,245 sq ft
Rent	£74,500 per annum
Rates Payable	£44,160 per annum
Rateable Value	£97,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

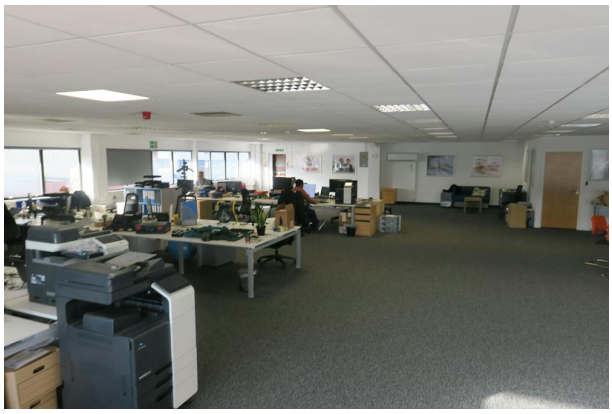


Description

The property comprises detached light industrial / office unit across 2 floors with 12 parking spaces. It benefits from double loading doors, double glazing, electric heating and cooling, kitchen & toilet facilities. The first floor offices are well appointed with suspended ceilings, carpets and a number of glazed offices.

Location

The property is located in the north west corner of Eskdale Road and is accessed either via Ashley and Arundel Road off of Cowley Mill Road within the Uxbridge Industrial Estate. It less than 1 mile from Uxbridge town centre. The location offers excellent road connectivity with the M40 within 1.5 miles , the M25 within 2.5 miles and the M4 within 5 miles distance. Uxbridge underground station is 1.3 miles away and provides Metropolitan and Piccadilly Line services to Central London. Heathrow Airport of 6 miles to the south.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,080	286.14	Available
1st	4,165	386.94	Available
Total	**7,245**	**673.08**	

Terms

The premises are available by way of a sublease to expire in July 2028 outside of the Landlord and Tenant Act 1954.

Viewing & Further Information

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peter@davidcharles.co.uk

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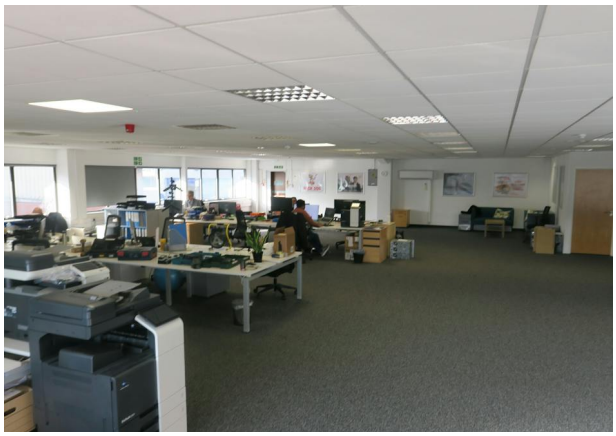
cinema next
Goods In



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cinema
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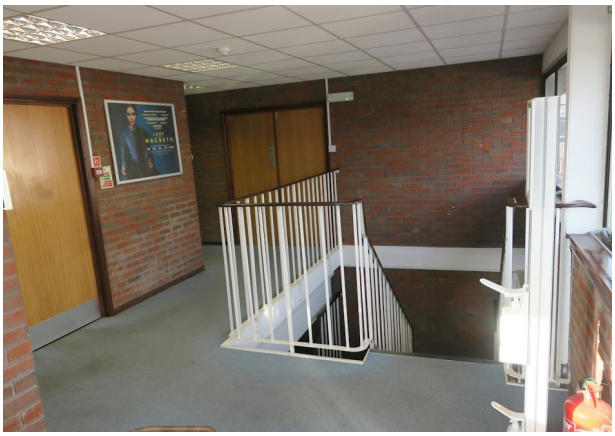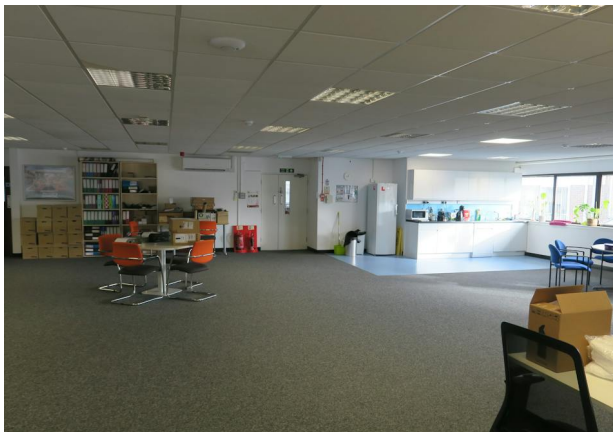
Consumables
FRAGILE
SONY