

BLAKE-HOUSE.CO.UK



BLAKE HOUSE

UXBRIDGE

HIGH QUALITY REDEVELOPMENT
COWLEY BUSINESS PARK UXBRIDGE UB8 2AD



BLAKE HOUSE HAS UNDERGONE A SUBSTANTIAL REDEVELOPMENT, PROVIDING A SELF-CONTAINED GRADE A OFFICE BUILDING TOTALLING 31,500 SQ FT



COWLEY BUSINESS PARK UXBRIDGE UB8 2AD



DESCRIPTION

Blake House is a self-contained, 3 storey, detached office building situated on Cowley Business Park.

The property has seen a recent redevelopment including a full refurbishment of all floors, an extension to the rear and a stunning new double height glazed reception area.



SPECIFICATION

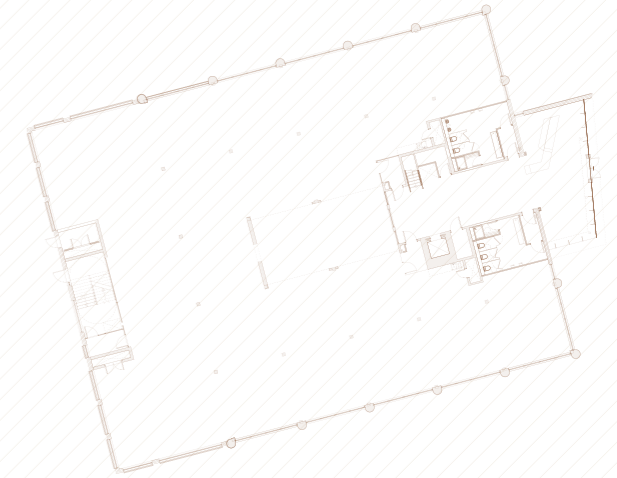
Following the comprehensive re-development, the building benefits from a full height atrium filling the space with natural light and the following specification:

- // New VRF air conditioning system
- // New metal suspended ceilings
- // Full Access Raised Floors
- // New 8 person passenger lift
- // New LED lighting throughout
- // New glazed reception extension
- // New office extension to the rear
- // New WC's and shower facilities
- // External remodelling of the landscaping & car park
- // New cycle racks

ACCOMMODATION

ACCOMMODATION	Sq ft (IPMS 3)	SQ M
Reception	1,181	109
Ground	10,501	975
First	9,955	924
Second	10,001	929
Total	31,638	2,937
Car parking ratio	1:270 sq ft (108 spaces)	

TYPICAL FLOOR PLAN



LOCAL OCCUPIERS & AMENITIES

With Uxbridge town centre on your doorstep, Blake House is conveniently located in close proximity to an excellent range of amenities.

OCCUPIERS



AMENITIES

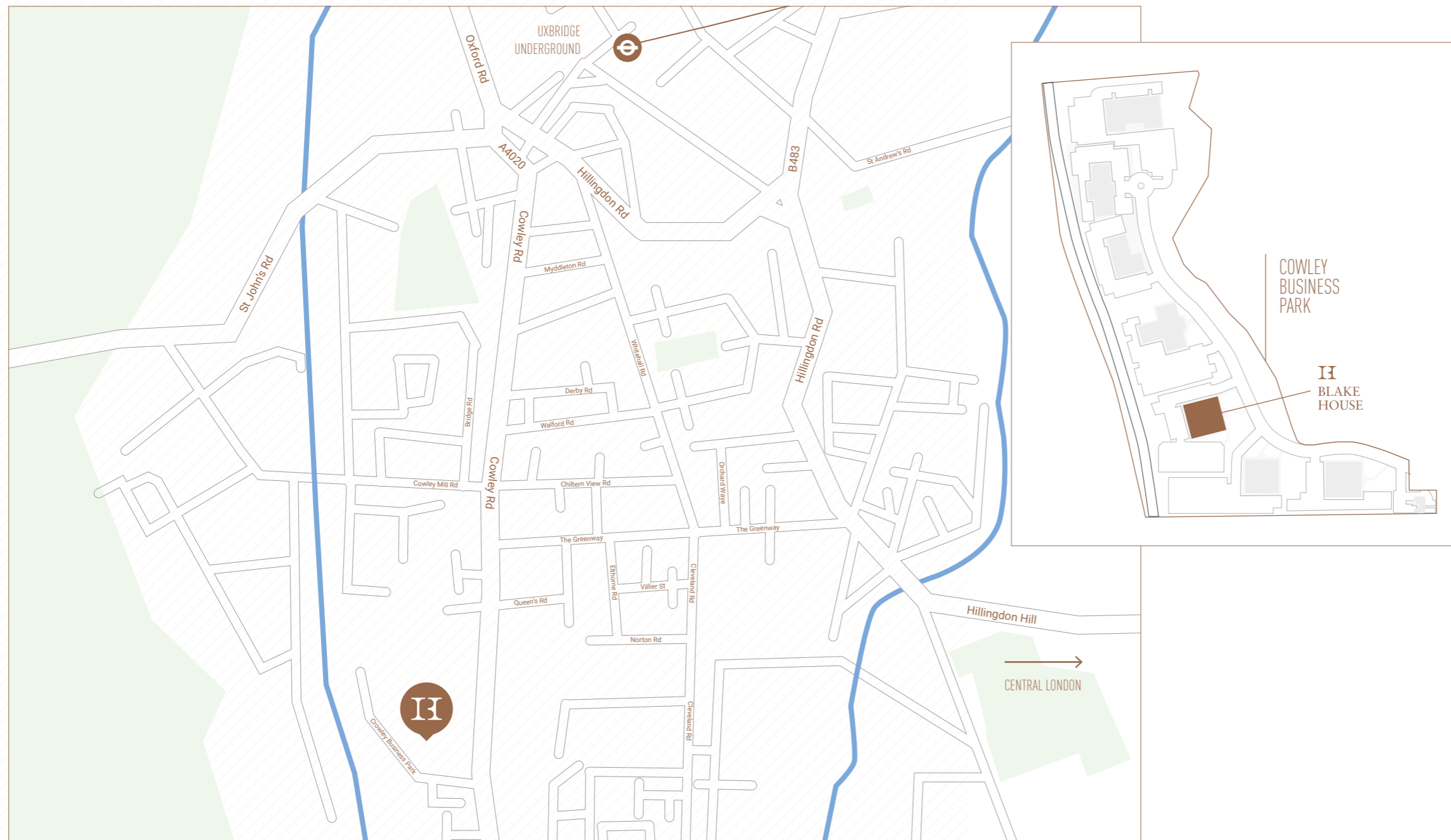
LOCATION

Blake House is located on Cowley Business Park which is accessed directly from Cowley Road (A408) and is situated south of Uxbridge town centre.

Uxbridge is located 19 miles west of Central London with excellent communications infrastructure. By road, the property is situated just off Junction 1 of the M40, 1 mile from the M25 and 4 miles north of the M4.

London's Heathrow Airport lies approximately 5 miles to the South. The property is easily accessible from Uxbridge Underground Station which provides excellent links to Central London via the Metropolitan and Piccadilly line (45 minute journey time).

Direct main line access to London is provided from nearby Stations, West Drayton and Hayes (approximate 20 minute journey time).



PUBLIC TRANSPORT	TRAVEL TIME
Heathrow Airport	29 mins
Central London (Green Park)	52 mins
Reading	1 hr 12 mins
Gatwick Airport	1 hr 37 mins
From Uxbridge Station	

ROAD LINKS	TRAVEL TIME
Heathrow Airport	13 mins
Central London (Green Park)	43 mins
Reading	45 mins
Gatwick Airport	54 mins
From Blake House Source: Google Maps	

TERMS

Both freehold and leasehold options available, terms on application.

VIEWING



CAMERON FRAZER

+44 (0) 20 7152 5425

cameron.frazer@cushwake.com

JAMIE RENISON

+44 (0) 20 7152 5421

jamie.renison@cushwake.com



CHRIS BULMER

+44 (0) 20 8332 4593

chris.bulmer@michaelrogers.co.uk

NIALL CHRISTIAN

+44 (0) 20 8332 4591

niall.christian@michaelrogers.co.uk

A DEVELOPMENT BY



IMPORTANT NOTICE: Cushman & Wakefield and Michael Rogers gives notice to anyone who may read these particulars as follows: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. April 2018