TELSAR.com

# TO LET / FOR SALE

## Unit 22 Sarum Complex

Salisbury Road, Uxbridge, UB8 2RZ

### Freehold Office with Vacant Possession

## 2,184 sq ft

(202.90 sq m)

- Approx. 7x parking spaces
- 3 Phase power
- Double door loading
- WC's & kitchenette
- LED lighting
- Air-conditioning
- Fitted office accommodation
- Close proximity to M25, A40 & M40

# Unit 22 Sarum Complex, Salisbury Road, Uxbridge, UB8 2RZ

## Summary

| | |
|---|---|
| **Available Size** | 2,184 sq ft |
| **Rent** | £37,128 per annum |
| **Price** | £495,000 |
| **Business Rates** | Interested parties are advised to contact Hillingdon Borough Council to obtain this figure. |
| **Service Charge** | Approx. £76.71 plus VAT per half year |
| **VAT** | We have been advised VAT is not applicable |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | C (70) |

## Location

The end terraced unit is prominently located on the Sarum Complex on the well-established Uxbridge Trading Estate which is approximately 1 mile from Uxbridge Town Centre. Uxbridge tube station is in the town centre and runs a regular service into the Centre of London via the Metropolitan and Piccadilly Line. The unit is within a 10min drive to the A40 / M40 which directly connects to the M25 within 3 miles.

## Description

Unit 22 comprise of a two-storey office unit of steel portal frame construction to brickwork elevations and a mono pitched roof. Arranged over ground and first floor levels the unit benefits from well presented, open plan offices. Access is via double loading doors both on the ground and first floor, benefiting further from 3 phase power, welfare facilities and allocated car parking spaces to the front of the unit.

## Tenure

Freehold / Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

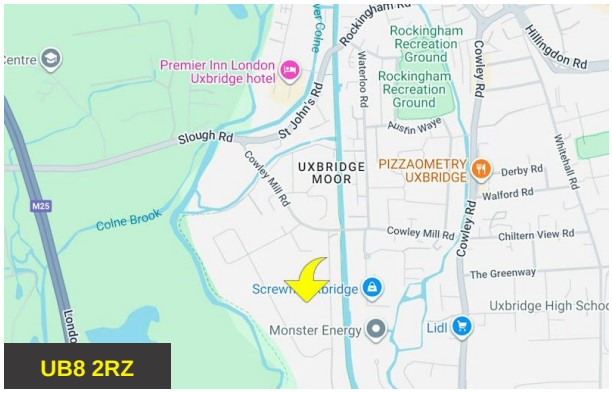
| Description | sq ft | sq m |
|---|---|---|
| Ground Floor | 1,092 | 101.45 |
| First Floor | 1,092 | 101.45 |
| **Total** | **2,184** | **202.90** |

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.




## Viewing & Further Information

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