TELSAR.com

TO LET / FOR SALE

Unit 15 Chiltern Business Village

Arundel Road, Uxbridge, UB8 2SN

Modern Business Unit

1,743 sq ft

(161.93 sq m)

- Maximum height of 4.3m
- Electric roller shutter
- Generous loading bay
- 3 Phase power & gas
- Allocated parking spaces
- Fitted office accomodation
- Close proximity to M25, A40 & M40
- Walking distance to Uxbridge UG Station

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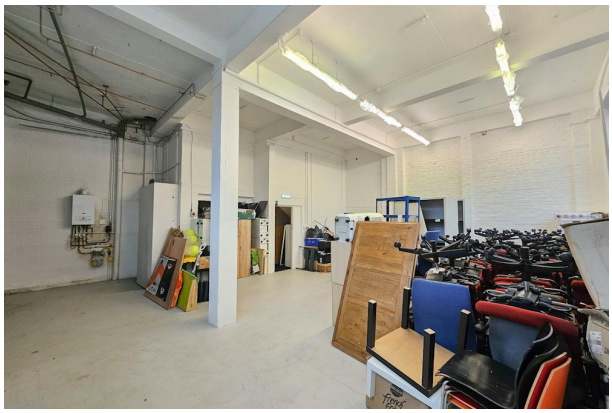
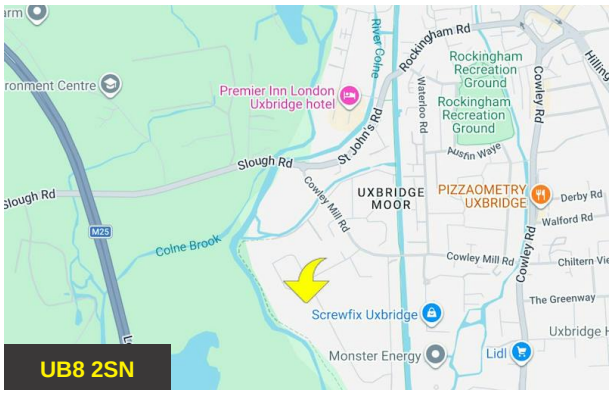
Summary

Available Size	1,743 sq ft
Rent	£18 per sq ft
Price	£435,000
Business Rates	Interested parties are advised to contact the local rating authority
Service Charge	TBC
VAT	We have been advised VAT is not applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	E (108)





Location

The property is situated on the Chiltern Business Village which is located off the Arundel Road in the centre of the Uxbridge Industrial Estate. Uxbridge is very well connected, with the M40 Junction 1 being 1.5 miles away which connects directly on to the A40 Western Avenue leading directly in Central London. The M25 is 2.5 miles in distance, with the M4, 5 miles to the south.

Uxbridge has excellent facilities. The town centre is only 0.5 miles from the units together with Uxbridge Underground Station (Metropolitan and Piccadilly Line), also within ½ mile.

Description

The subject premises comprise a business unit with part brick and block construction with profile metal sheet cladding to a pitched roof. The unit benefits from ground floor warehousing and fitted offices to the first floor. The unit benefits from dedicated loading via an electric roller shutter and allocated car parking spaces.

Tenure

Freehold / Leasehold - The premises are available by way of a new full repairing and insuring lease 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	880	81.75
First Floor	863	80.18
Total	**1,743**	**161.93**

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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