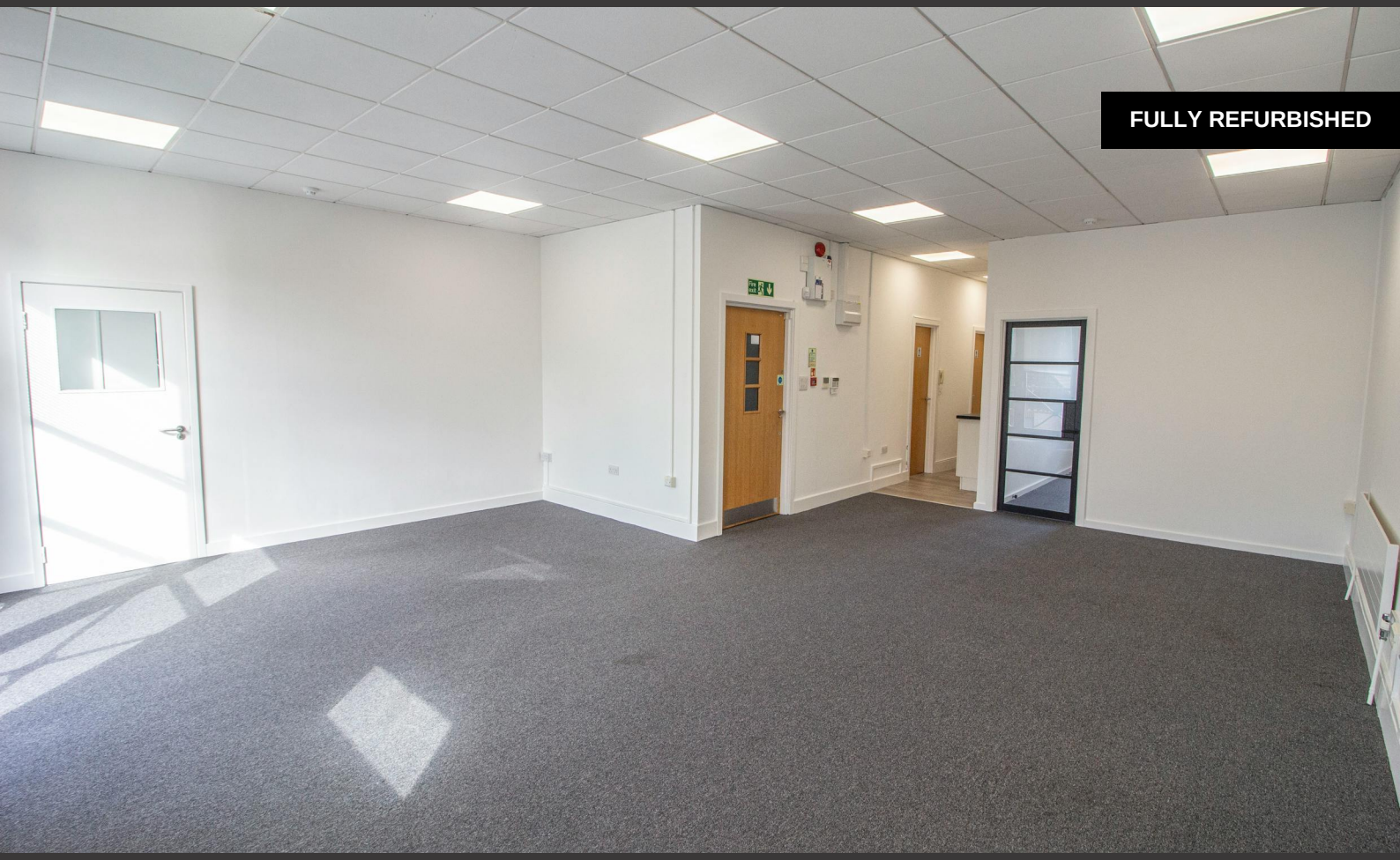
TELSAR.com

TO LET



Unit 5 Second Floor, Brook Business Centre

Cowley Mill Road, Uxbridge, UB8 2FX

First Floor Modern Offices

850 sq ft

(78.97 sq m)

- CAT5 cabling
- Fibre optics
- Allocated parking spaces
- Passenger lift
- Alarm
- Gas central heating
- Suspended ceilings
- LED Lighting
- WC's & Kitchenette
- Walking distance to Uxbridge Town Centre and UG Station

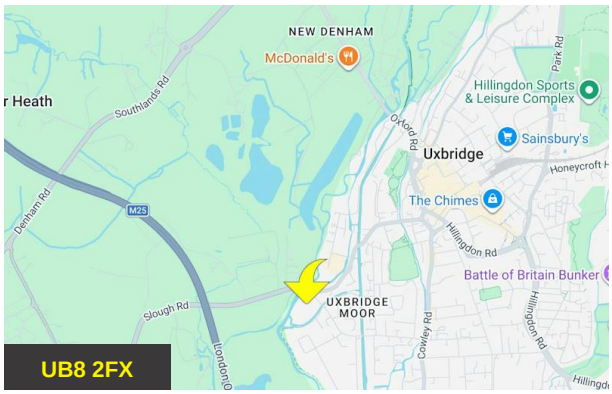
Unit 5 Second Floor, Brook Business Centre, Cowley Mill Road, Uxbridge, UB8 2FX

Summary

Available Size	850 sq ft
Rent	£17,500 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
Service Charge	Approx. £2,912.04 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The property is located less than 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. Brook Business Centre is within close proximity to the A40 and M25 which in turn gives access to the wider motorway network.

Description

The accommodation comprises a self contained office on the second floor. The open plan office is to be fully refurbished and benefits from air conditioning, kitchenette and WC facilities. The property further benefits from 24/7 access and security with allocated parking to the front of the premises.

Tenure

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 net internal area basis.

Description	sq ft	sq m
Office	850	78.97
Total	**850**	**78.97**

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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