

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

**HIGH QUALITY REFURBISHED OFFICE
SUITE ON RIVERSIDE LOCATION**

➔ **2,875 SQFT**



**GROUND FLOOR
WATERSIDE HOUSE
20 RIVERSIDE WAY
UXBRIDGE
MIDDX
UB8 2YF**

➔ **NEW LEASE DIRECT FROM LANDLORD**



DESCRIPTION

This two storey building with striking curved frontage, is set in a pleasant waterside location overlooking the River Colne, within a short walk of Uxbridge town centre. A hardwood decking bridge over the river provides access to a secure car park. This ground floor suite offers views of the river and is fully refurbished including new kitchen/breakout area, 3 offices and boardroom.

FLOOR AREAS

2,875 sqft

AMENITIES

- Four pipe fan coil air conditioning
- Suspended ceilings
- LED lighting
- Full access raised floors
- Male, female and disabled WC's
- Hardwood decking river elevation
- Riverside boardwalk
- Landscaped riverside setting
- 11 Car parking spaces

LOCATION

Waterside House is prominently situated on Rockingham Road (A4007) within half a mile of Uxbridge town centre, providing an extensive and varied retail offer.

The location provides access to the M40, M25 and M4 motorways, Heathrow Airport and central London. Uxbridge Underground Station, which is within 9 minutes walk, provides services to central London via the Piccadilly and Metropolitan Lines.

TERMS

Available on a new lease for a term to be agreed at a rent of £29.50 per sqft per annum exclusive.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT will apply to figures shown.

RATES

Rates payable equate to approximately £10.50 per sqft per annum.

SERVICE CHARGE

A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

EPC

Energy Performance Asset Rating: D 94

VIEWING

For additional information or the opportunity to view contact either

Mark Rose on 01895 619898

or by email

mark@rose-williams.co.uk

or Joint Sole Agent at John D Wood

Craig Van Straten on 020 7629 9050
or by email

CraigVanStraten@johndwood.com



**ROSE
WILLIAMS**

01895 619890
www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

Rose Williams

18 High Street, Uxbridge, Middx, UB8 1JN

Tel 01895 619890 • Fax 01895 619891

Email: mark@rose-williams.co.uk simon@rose-williams.co.uk

www.rose-williams.co.uk

Misrepresentation Act 1967: Rose Williams for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Rose Williams nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. These particulars are issued on the understanding that all negotiations are conducted through Rose Williams. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdiscriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. R976