

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

**GRADE II LISTED OFFICE BUILDING
WITH 19 CAR SPACES**

→ 5244 SQFT



Vine Lodge
High Street
Uxbridge
UB8 2AN

→ MIGHT SUIT ALTERNATIVE USES STTP



DESCRIPTION

The property comprises a Grade II Listed detached three-storey character office building with a modern ancillary linked workshop extension to the side.

The building benefits from:

Private gated car park to the rear with 19 Car Spaces Mixture of cellular and open plan Accommodation

LOCATION

The property is situated in a prominent position at the roundabout junction of Cowley Road, the High Street and Cowley Business Park and therefore it provides an excellent position between Uxbridge town centre to the north with West Drayton to the south. The property is within easy accessibility of Uxbridge Town Centre and Uxbridge Underground Station. Access is easily gained to the M40, M4 and M25 motorway as well as Heathrow Airport.

FLOOR AREAS

Basement	334 sqft
Ground Floor	2,516 sqft
First Floor	2,002 sqft
Second Floor	392 sqft
Total	5,244 sqft

TERMS

Available on a new lease direct from the landlords at a rent of £25 per sqft per annum inclusive.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The rent will be subject to VAT

RATES

The premises are shown as having a rateable value of £65,500 from 1st April 2023. Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

EPC

Energy Performance Asset Rating D80

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Rose Williams will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

VIEWING

For additional information or the opportunity to view contact Mark Rose on 01895 619898 or by email

mark@rose-williams.co.uk



**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

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.