

**ROSE  
WILLIAMS**

**01895 619890**

[www.rose-williams.co.uk](http://www.rose-williams.co.uk)

COMMERCIAL PROPERTY CONSULTANTS

**TO LET**

**HIGH QUALITY MODERN FITTED  
OFFICES**

➔ **4,831 SQFT TO 14,680 SQFT**



**GROUND & FIRST FLOOR  
PHOENIX HOUSE  
OXFORD ROAD  
DENHAM  
SL9 7AP**

➔ **PARKING RATIO 1:253 SQFT**



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## DESCRIPTION

Phoenix House is a prominent modern highly specified office building within a fully landscaped environment.

Two suites are available separately or together. The front suite is open plan ready to fitout. The rear suite benefits from a quality fitout.

## AMENITIES

- High Efficiency VRV/VRF Air Conditioning and fresh air ventilation system
- Recessed Lighting
- Designed to achieve a BREEAM 'Very Good' Rating
- Energy Performance Certificate (EPC) rated 'B'
- Fully accessible raised floor
- 8 person passenger lift
- Male, female and disabled toilets to each floor
- Shower facility
- Excellent Parking Ratio
- DDA compliant
- Fully secure gated environment
- Landscaped amenity area

## FLOOR AREAS

|                   |                    |
|-------------------|--------------------|
| Ground Floor      | 4,831 sqft         |
| First Front suite | 5,028 sqft         |
| First Rear suite  | 4,821 sqft         |
| <b>TOTAL</b>      | <b>14,680 sqft</b> |

## LOCATION

Phoenix House fronts the A40 Oxford Road.

The location provides access to the M40, M25 and M4 motorways, Heathrow Airport and central London.

Gerrards Cross and Denham stations are both within 2 miles and Uxbridge Underground Station, which is within 3 miles, provides services to central London via the Piccadilly and Metropolitan Lines.

## TERMS

Each suite is available on a new lease direct from the landlord. Terms to be agreed.

## 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 £13.50 per sqft per annum.

## SERVICE CHARGE

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

## EPC

Energy Performance Asset Rating: **B 38**

## VIEWING

For additional information or the opportunity to view contact

Mark Rose

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Mobile 07768 718856

or by email [mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)



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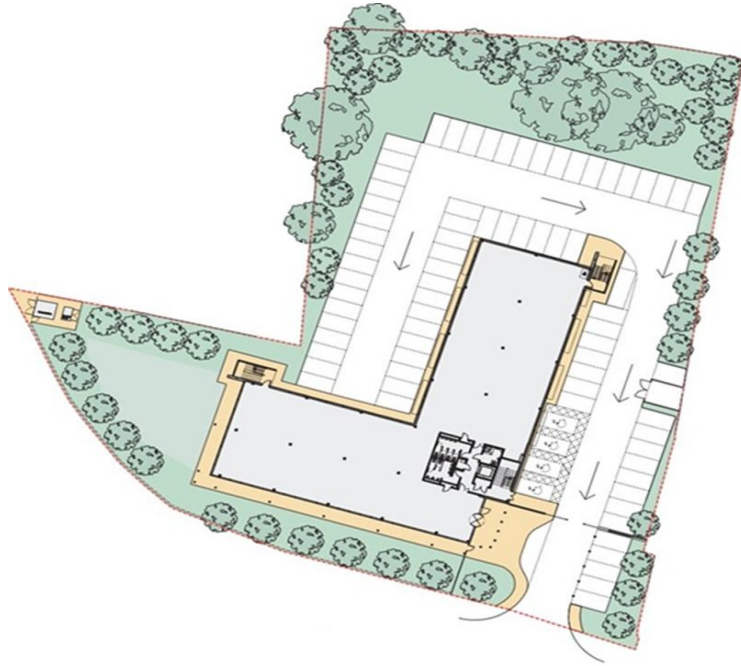
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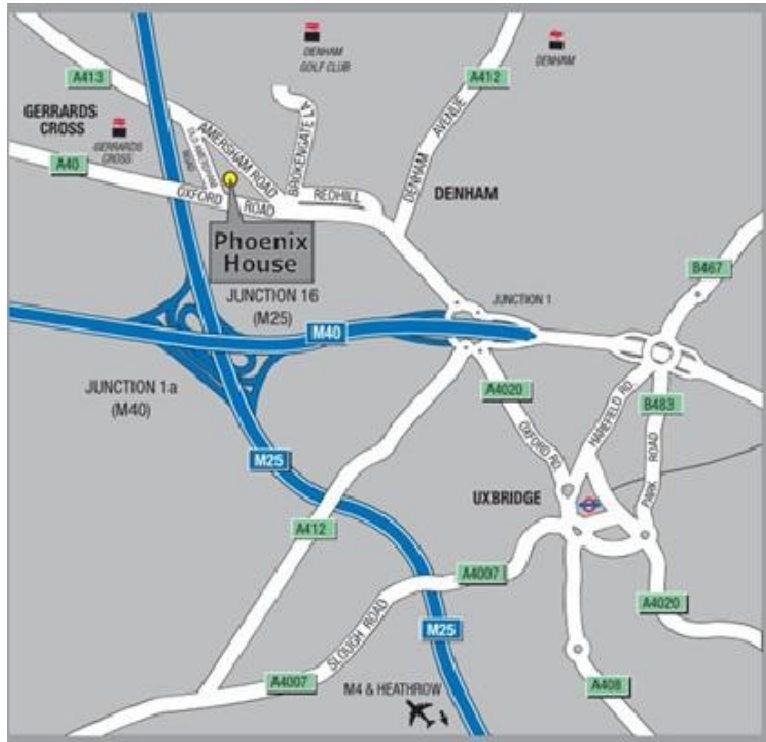
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Not To Scale - For identification purposes only



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