

**TO LET**

HARTE  
HANKS

WYVERN HOUSE

21,651 SQ FT

## **WYVERN HOUSE**

WYVERN WAY ROCKINGHAM ROAD  
**UXBRIDGE UB8 2XN**

- 89 Car Parking Spaces
- Suitable for alternative uses



Image taken in 2018



Internal Image taken in 2018



Internal Image taken in 2018



Internal Image taken in 2018



## LOCATION

Wyvern 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.

## DESCRIPTION

Wyvern House offers two principally open plan floors with some perimeter offices. It has been previously used as offices and more recently a school. It therefore lends itself to alternative uses subject to planning. The building sits on a site of approximately 1.1 acres

## FLOOR AREAS

Ground Floor	11,006 sq ft
First Floor	10,645 sq ft
<b>Total</b>	<b>21,651 sq ft</b>

Net Internal Area

## AMENITIES

- Air conditioning
- Suspended ceilings
- Recessed lighting
- Full access raised floors
- Male, female and disabled WC's
- 89 car parking spaces (1:243 sq ft)
- Outside break out area

## AVAILABILITY

Available on a new lease for a term to be agreed.

## RENT

£20 per sqft per annum exclusive.

## LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

## RATES

The Rateable Value is Shown as £315,000.

## VAT

VAT may be applicable to figures shown.

## EPC

Energy Performance Asset Rating: C68.

## VIEWING

For additional information or the opportunity to view contact either:

**Mark Rose**  
 T: 01895 619 898  
 M: 07768 718 856  
 mark@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 Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.