



PRIME TOWN CENTRE INVESTMENT OPPORTUNITY

BEASLEY COURT

HIGH STREET | UXBRIDGE UB8 1PE



Investment Summary

Key Investment Highlights

- **Uxbridge is one of West London's principal office markets**, offering excellent accessibility, proximity to Heathrow Airport and a highly educated, affluent local workforce.
- Beasley Court is a **high quality office building totalling 19,941 sq ft** in the heart of Uxbridge town centre.
- **Multi-let to 4 tenants** providing an attractive and diversified income stream.
- A passing rent of **£445,934 per annum, equating to a low average rent of £27.38 psf**.
- The building has undergone a **comprehensive refurbishment** of the reception, business lounge, ground floor, first and second floor office suites. It offers an attractive mix of traditional and Cat A+ solutions.
- An **EPC B rating** which future-proofs the building.
- **Excellent, secure car parking** with 43 spaces providing a favourable a town centre ratio of 1:450 sq ft.
- **Uxbridge prime rents have hit £36.50 psf**, providing significant headroom for future rental growth.
- The wider West London and Thames Valley market has **hit £60.00 psf** highlighting the significant upwards trend of rental levels.
- The property has recently secured a **letting of its largest floor at a new record rent of £30.76 psf** creating an intrinsic **reversion over 10% vs the average passing rent**.



Proposal

Offers are sought in excess of the following terms, subject to contract and exclusive of VAT.

Price	£3,000,000
£ per sq ft	£155
Net Initial Yield	13.96%
Triple Net Yield	11.61%
Reversionary Yield	19.30%



Office Occupiers

- 1 Giff Gaff, Knights, PFU
- 2 London Square
- 3 Coca-Cola
- 4 Generall Mills, Mitsubishi
- 5 Brita
- 6 Hertz
- 7 Hebalife, Regeneron, Lavazza

CENTRAL LONDON

SAINSBURY'S

PREMIER INN

THE CHIMES
SHOPPING CENTRE

UXBRIDGE 

MARKS & SPENCER

THE PAVILIONS
SHOPPING CENTRE

HIGH STREET

BEASLEY COURT 

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Location

Uxbridge is within the London Borough of Hillingdon and is one of the principal West London and Thames Valley commercial centres, located 15 miles north-west of Central London and 28 miles north-east of Reading. The town has excellent road connectivity to Central London, the M25 and national motorway network.

The town benefits from immediate access to the London Underground network on the Metropolitan & Piccadilly lines from Uxbridge High Street station — the western terminus of both lines. Denham mainline railway station is 2.3 miles away, with regular services to London Marylebone in approximately 19 minutes. The town is a short distance from the West Drayton Elizabeth Line station which provides high speed access to Paddington, Bond Street and Reading.

Uxbridge is home to approximately 20,000 students across Brunel University and Buckinghamshire New University. Additionally, Hillingdon boasts a working population of over 200,000 providing a substantial and highly qualified labour pool, with professionals the largest occupation group. This has attracted a range of international occupiers to the location, including Bristol Myers Squibb, Reckitt Benckiser, Coca-Cola, Monster Energy and Hertz.

Uxbridge town centre itself provides an excellent array of amenities with the pedestrianised High Street offering restaurants, cafes, retail and both the Chimes and Pavilions Shopping Centres. Nearby Fassnidge Park provides attractive green space in the town centre.



Travel Times

Road	
M40 (J1a)	1 mile
M25 (J16)	2 miles
M4	4 miles
Wembley	7 miles
Central London	15 miles

Rail	
London Baker Street	42 mins
Marylebone	44 mins
Paddington	47 mins

Elizabeth Line (West Drayton)	
London Paddington	22 mins
Bond Street	24 mins
Reading	28 mins

Air	
London Heathrow	6 miles
Luton Airport	31 miles
Gatwick Airport	45 miles

Situation

Beasley Court is situated off Uxbridge High Street with car access from Warwick Place, which intersects the B467/Harefield Road, one mile south of Junction 1 of the M40 Motorway. The property is approximately a five-minute walk to the north-west of the bus and underground stations.

The immediate vicinity of Beasley Court comprises an attractive mix of land-uses, including a new Aldi supermarket, commercial uses and an 18th century church.



Description

Beasley Court is a well-specified office building, arranged over ground and three upper floors totalling approximately 19,941 sq ft.

The building has undergone a comprehensive and phased refurbishment programme, delivering a redesigned and expanded modern reception area and a new business lounge for all occupiers. The ground floor and reception underwent a comprehensive refurbishment in Q4 2020, with the first and second floors subsequently refurbished to deliver the current Cat A+ Plug and Play specification.



Specification

- Cat A+ fitted and furnished first floor suite
- New fully connected business lounge and communal breakout areas for all occupiers
- Fully accessible raised floors throughout
- Suspended ceilings with new recessed LED lighting
- Air conditioning
- Refurbished WCs on every floor (3 male & 2 female per floor)
- 2 × 8-person passenger lifts
- 43 car parking spaces — excellent town centre ratio of 1:450 sq ft
- Manned reception
- EPC Rating: B

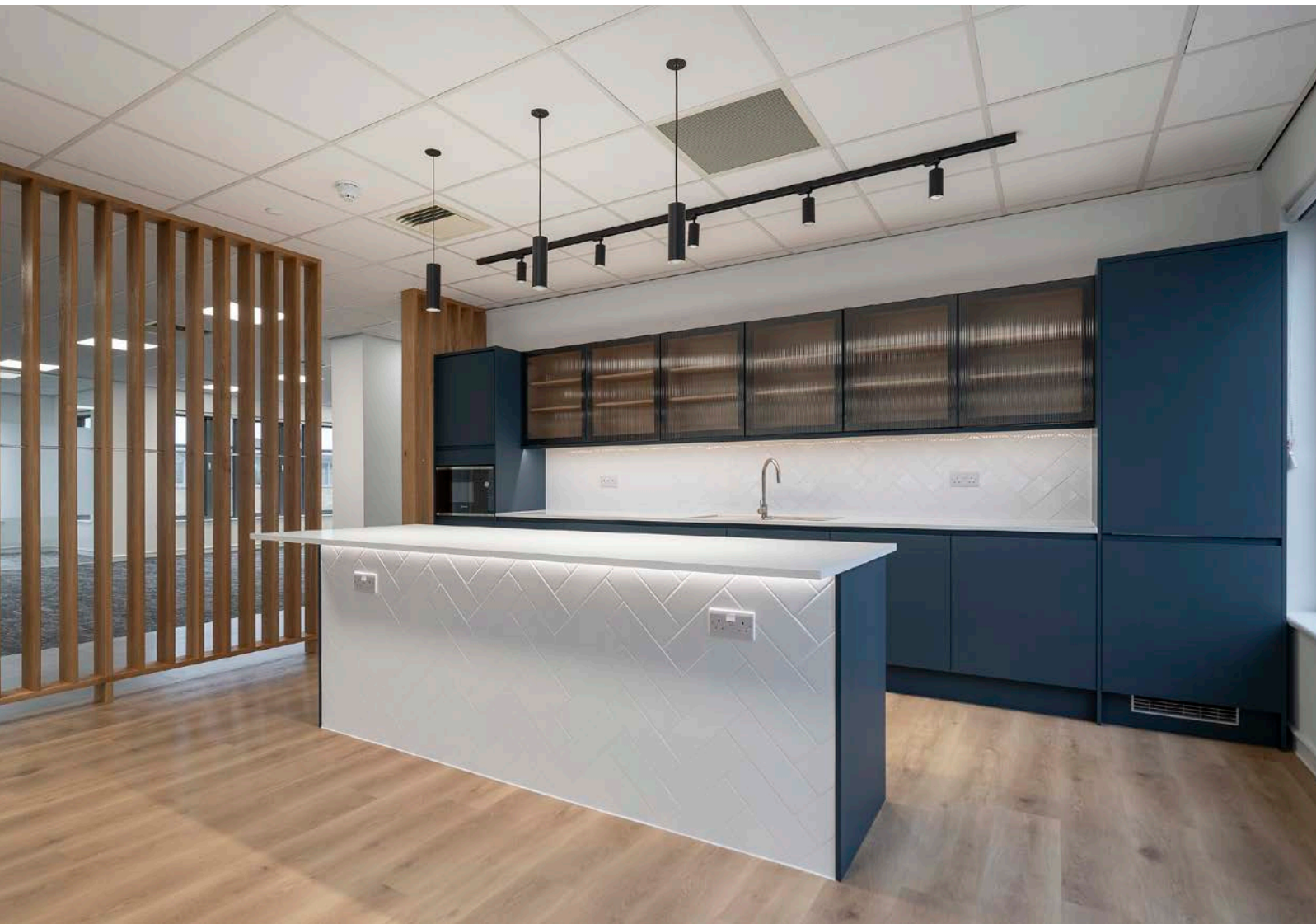
Accommodation

The property has been measured in accordance with the RICS Property Measurement Professional Statement (2nd Edition, January 2018) providing the following approximate Net Internal Areas (NIA):

Floor	sq ft	sq m
Third	4,962	461
Second	6,070	563.90
First - Suite 1	2,977	276.6
First - Suite 2	3,131	290.9
Ground	2,277	211.5
Reception	524	48.7
Total	19,941	1,852.60

Service Charge

Current service charge budget information available upon request.



Site Area

The site has an approximate area of 0.52 acres / 0.21 hectares.



Not to scale. For identification purposes only.



Unit	Tenant	Area (sq ft)	Lease Start	Lease Break	Lease Expiry	WAULT (breaks)	WAULT (expiries)	Rent pa	Rent psf	Comment
Ground Floor	Supreme Facilities Ltd	2,277	2/4/2025	2/4/2028	1/4/2030	1.8	3.8	£58,700	£25.78	3 month rent deposit.
First Floor - Suite 1	Bridge Housing Solutions Ltd	2,977	20/4/2023	-	19/4/2028	1.9	1.9	£81,593	£27.41	6 Month Rent Deposit.
First Floor - Suite 2	Vacant	3,131	-	-	-	-	-	£0	£0.00	-
Second Floor	Open Network Exchange Ltd	6,070	29/4/2026	-	28/2/2028	1.7	1.7	£186,744	£30.76	Service Charge cap of £15.00 psf. 3 month rent deposit.
Third Floor	Anixter Ltd	4,962	9/11/2012	-	8/11/2027	1.3	1.3	£118,899	£23.96	-
Total		19,417				1.6	2.1	£445,935	£27.38	
9 Car Parking Spaces	Trustees of the Uxbridge United Church	-	29/9/1985	-	28/2/2184	-	-	-	-	-

Covenants

Bridge Housing Solutions Limited



Bridge Housing Solutions collaborates with Local Authorities, Housing Associations, and Charities across the UK to secure permanent and affordable social housing for homeless families.

Open Network Exchange Limited



Open Network Exchange (ONE) helps organizations transform their business through their propriety technology. ONE offers their partners full service solutions to develop and implement sales, marketing and service programs that help businesses increase value, and customer engagement and retention through innovative products, customized software solutions, tech-enabled sales and marketing products/programs, an online marketplace, product sourcing, and global contact center servicing.

Anixter Limited



Anixter are a leading global distributor of Network & Security Solutions, Electrical & Electronic Solutions and Utility Power Solutions. They help build, connect, power and protect valuable assets and critical infrastructures. From enterprise networks to industrial MRO supply to video surveillance applications to electric power distribution, they offer full-line solutions, and intelligence, that create reliable, resilient systems that sustain businesses and communities. Through their unmatched global distribution network along with their supply chain and technical expertise, they help lower the cost, risk and complexity of their customers' supply chains.

Supreme Facilities Limited



Supreme Facilities is a leading provider of property maintenance and cleaning services, renowned in London for its top-tier quality and trusted reputation. They offer a diverse range of solutions to suit your unique needs. Their team of skilled professionals uses cutting-edge technology and eco-friendly cleaning products to ensure a pristine and sanitary environment for your home or business. Whether it's routine maintenance, end-of-tenancy cleaning, or intensive carpet cleaning, Supreme Facilities has the expertise to deliver outstanding results.

Occupational Market

The south east office occupational markets are experiencing consistent and pronounced rental growth. Thames Valley prime rents have reached £60.00 per sq ft and Uxbridge £36.50 per sq ft. This significant rental growth is being driven by occupiers’ firm preference for well-specified space.

Overall transaction levels are strong with the 2025 South East and Greater London occupational market take-up reaching its highest level since 2019. Smaller occupiers continued to dominate leasing activity by transaction count across the South East through 2025, with the majority of deals recorded under 20,000 sq ft.

The outlook for buildings offering well-specified space, on smaller, flexible floor plates looks particularly positive in 2026, with a significant headroom for rental growth.

Recent Uxbridge Transactions

Date	Tenant	Property	Size (sq ft)	Lease/Break	Rent (£psf)
Q1 2026	Tenon FM	Harman House	2,295	5 year	£31.50*
Q1 2026	One	Beasley Court	6,070	2 years	£30.76*
Q4 2025	Fortem	Belmont House	1,899	5 years	£37.50*
Q3 2025	Apcoa	Charter House	5,849	10 (5) years	£31.50
Q2 2025	LHC	Union	5,410	10 (5) years	£33.50*
Q1 2025	CNOOC	Arc Building 3	28,506	10 (5) years	£35.00
Q1 2025	Knights	Belmont	11,001	10 (5) Years	£32.50
Q4 2024	BYD	Arc Building 5	27,329	10 (5) years	£36.00
Q4 2024	Suntory	Arc Building 1	26,288	10 (5) years	£36.50

* Fitted space.

South East Investment Market

The South East office investment market remains resilient with investor activity all across the risk curve. Investors are increasingly being drawn toward assets where the capital expenditure has been spent and the income is in place. The ability to acquire a well-let, well-specified building at a price below the cost of new development is an attractive and highly defensive proposition. In the current environment, where build costs remain elevated and the development pipeline is effectively stalled, that dynamic will look increasingly attractive in coming years.

Comparable Investment Transactions

Date	Location	Address	Tenancy	Size (sq ft)	WAULT (years)	Price	£psf	NIY	Purchaser
Apr-26	Crawley	Griffin House	Multi-let	30,634	2.7	£3.2m	£104	9.87%	Mountley Group
Feb-26	Windsor	Royal Albert House	Multi-let	13,906	1.8	£4.8m	£345	9.00%	Private Investor
Dec-25	St Albans	Building One, Abbey View	Multi-let	19,059	3.4	£8.7m	£456	8.55%	Private Investor
Oct-25	Stockley Park	1 Furzeground Way, Union	Multi-let	73,416	3	£13.7m	£187	12.92%	Sidra Capital
Jul-25	Rickmansworth	Trinity Court	Multi-let	26,320	3	£4.75m	£180	7.09%	Private Investor
Mar-25	Southampton	Waterside Place	Multi-let	49,317	2.58	£11.0m	£223	9.25%	Private Investor
Mar-25	High Wycombe	St John’s Place	Multi-let	25,667	3.3	£5.6m	£217	10.85%	Thames Property Group
Mar-25	Dorking	Building 4, Dorking Business Park	Multi-let	12,942	3.26	£3.3m	£255	10.45%	KPRE

Further information

Tenure

The property is held by way of a Long Leasehold for 199 years from 29th September 1985 at a peppercorn rent (approximately 158 years unexpired). The freeholder is the Trustees of the United Church.

EPC

The property benefits from an EPC Rating of B. A copy of the EPC certificate is available upon request.

VAT

The property is elected for VAT. It is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

Proposal

Offers are sought in excess of £3,000,000 (subject to contract and exclusive of VAT). A purchase at this level would reflect a net initial yield of 13.9% and a capital value of £155 psf.

Contact Details

For further information or to arrange an inspection, please contact the joint agents:



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