

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

SELF CONTAINED FIRST AND SECOND
FLOOR OFFICE SUITE

➔ 1,119 SQFT



✦ AI-generated content

**20 WINDSOR STREET
UXBRIDGE
MIDDX
UB8 1AB**



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Tel 01895 619890

DESCRIPTION

This grade II listed building occupies a prominent position within Windsor Street in the conservation area. The offices are located on first and second floors with a self contained entrance from ground floor at the side of the building. The first floor consists of a number of rooms and the second floor attic offers character space.

FLOOR AREAS

First Floor: 645 sqft
Second floor 474 sqft

TOTAL: 1119 sqft

LOCATION

The property is located on Windsor Street centrally located for the town's amenities including shops, cafes and gyms and is also within easy reach of the underground station where the Metropolitan and Piccadilly lines link directly with central London.

Available on a new lease direct from the landlord for a term to be agreed at a commencing rent of £21,500 per annum.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property has not been elected for VAT.

RATES

The rateable value is shown as £19,000

EPC

Energy Performance Asset Rating:

D 92

AML

A proposed tenant will be required to satisfy all requirements when heads of terms are agreed.

VIEWING

For additional information or the opportunity to view contact

Mark Rose on 01895 619898
or by email
mark@rose-williams.co.uk

TERMS



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