

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

**TOWN CENTRE SELF CONTAINED
OFFICES WITH PARKING**

➔ **2,488 SQFT to 4,983 SQFT**



**1st & 2nd FLOORS
268-270 HIGH STREET
UXBRIDGE
MIDDX
UB8 1LQ**



DESCRIPTION

The suites are located on the first and second floors in a modern brick built building constructed over ground and two upper floors. A separate entrance to the side of the building allows access to the first and second floor office suites via entry phone by either stairs or lift. There are 5 car spaces within a secure garage below for both suites.

LOCATION

Uxbridge is situated west of central London in a prime location between the M40 and M4 motorways with quick access to the M25. Heathrow is 5 miles to the south linked by the A408.

268-270 High Street is 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. Uxbridge station also has a major bus interchange.

FLOOR AREAS

First Floor	2,488 sqft
Second Floor	2,495 sqft
TOTAL	4,983 sqft

TERMS

New lease direct from the landlord at a rent of £24.50 per sqft exclusive

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT may be applicable to figures shown.

RATES

We are advised that the rateable value appears as £42,000 for 2026/27 for the first floor and £38,000 for the second floor.

Interested parties should make their own enquiries.

SERVICE CHARGE

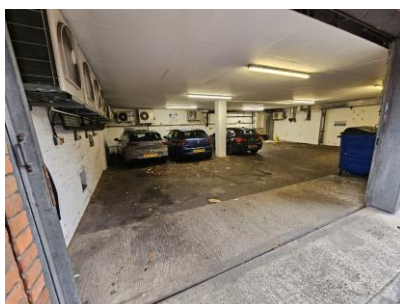
A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

EPC

Energy Performance Asset Rating for the first floor : C65

VIEWING

For additional information or the opportunity to view contact either Mark Rose on 01895 619890 or by email mark@rose-williams.co.uk



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