



**ROSE  
WILLIAMS**

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COMMERCIAL PROPERTY CONSULTANTS

# CHAPLIN HOUSE

## WIDEWATER PLACE UB9 6NS

**FULLY FITTED AND FURNISHED “PLUG AND PLAY”  
OFFICE TO LET**

**PART GROUND FLOOR - 2,713 SQ FT (252 SQ M)**

**SHORT TERM LEASE EXPIRING 1ST SEPTEMBER  
2024**

The offices are situated on the part ground floor of Chaplin House forming part of the larger Widewater Place development. The offices were completely fitted out and furnished to an exceptionally high standard in 2019 and are practically unused.

The offices are currently laid out with 18 desks in open plan, two enclosed offices, 10 person boardroom, interview room, comms room and a welcome area/tea point.

The property benefits from an excellent car parking ratio of 1:215 and has an on-site cafe.

Fully fitted and furnished

Superb natural light

Full access raised floor

LED Lighting

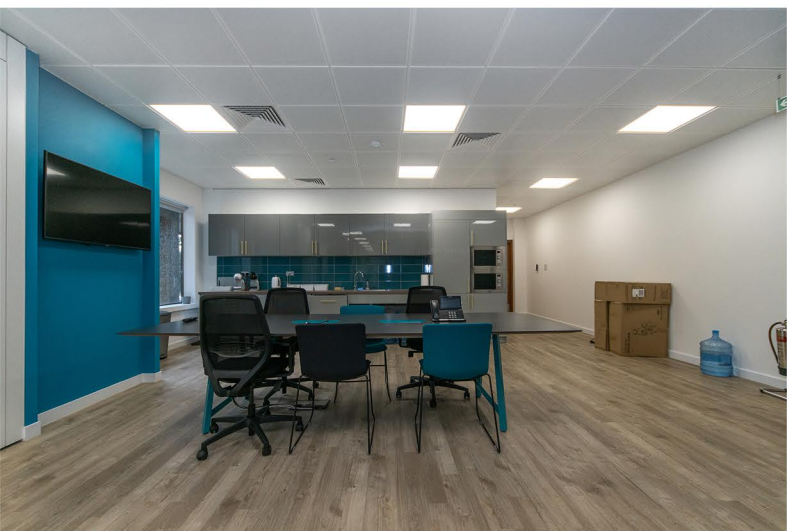
4 pipe fan coil air conditioning (flexible to make internal alterations)

Male & female WCs

12 Car Parking spaces

On-site Cafe

Beautifully landscaped surrounds



## LEASE

The lease is available by way of an assignment for a term to expire 1st September 2024 outside the Landlord and Tenant Act 1954.

## EPC

Available on request.

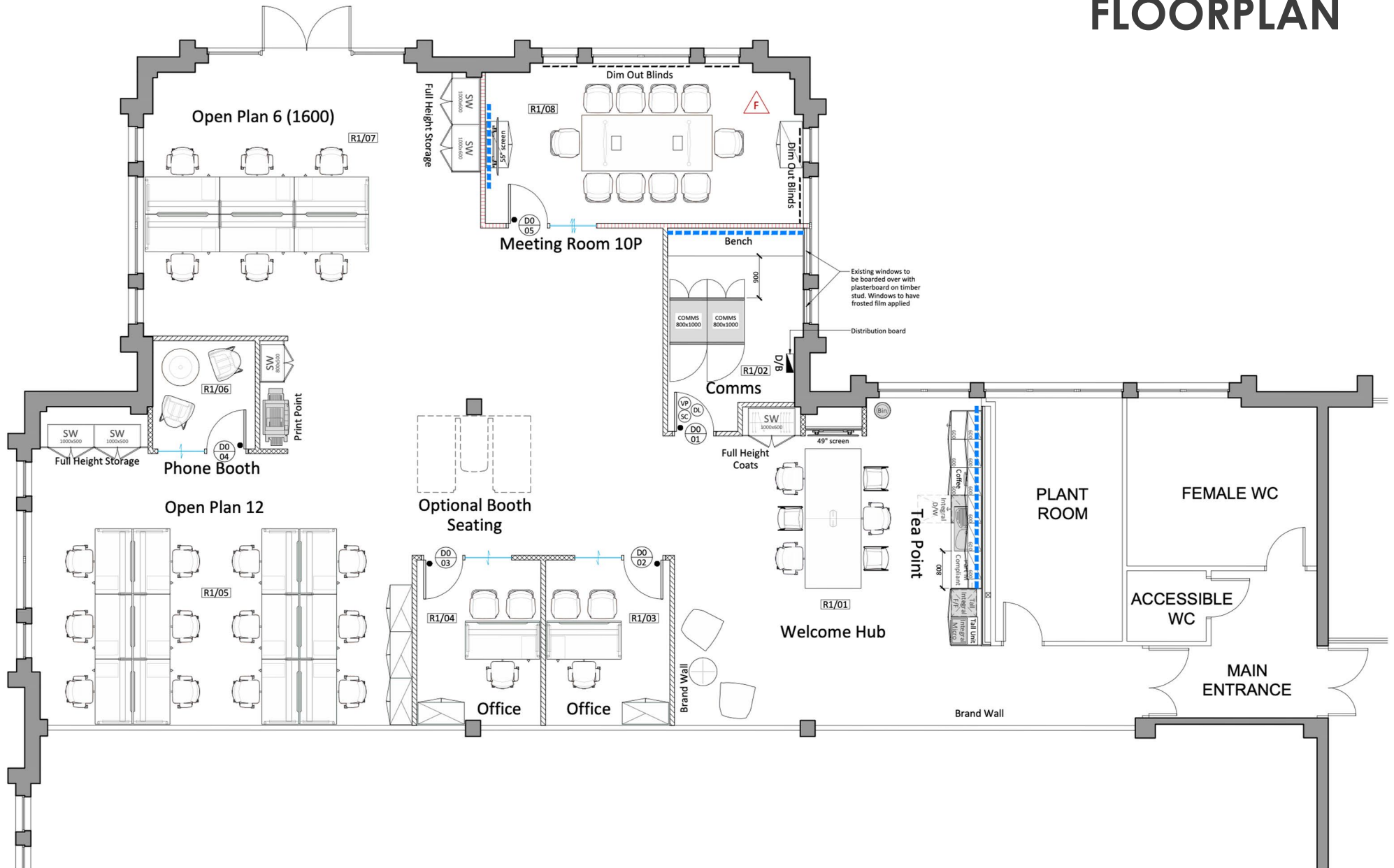
## OUTGOINGS

**Rent:**  
£75,964 per annum (£28 psf)

**Rates:**  
£20,916 per annum (£7.70 psf)

**Service Charge:**  
£25,855 per annum (£9.53 psf)

# FLOORPLAN



# LOCATION

Widewater Place is situated approximately 2.5 miles north of Uxbridge and 1 mile from Denham Mainline Station providing a fast and frequent service into London Marylebone.

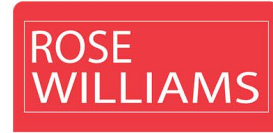
Road access is exceptional with the M25, M40 and A40 being within a 5 minute drive. Heathrow Airport is only 25 minutes by car.

## VIEWINGS

Strictly by appointment through joint sole agents.



**Robert Woodland-Ferrari**  
Ferwood  
07702471867  
rwf@ferwood.co.uk



**Mark Rose**  
Rose Williams  
07768718856  
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To view 3D tour click here:



These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.