

TO LET

PROMINENT OFFICE BUILDING CLOSE TO ELIZABETH LINE

Continental House

191 High Street, West Drayton, Middlesex UB7 7XW

5,320– 17,124 sq ft (494 – 1,591 sq m)

RENT ONLY
£17.50 per sq ft



- Highly Prominent Building
- 9 minute walk to Elizabeth Line
- 53 car spaces (1:323 sq ft)
- Class E Planning Use
- Available as a whole or in floors
- Rent only £17.50 per sq ft

Location

The building is in a highly prominent position on High Street Yiewsley, West Drayton at its junction with the A408. There are a good range of local amenities adjacent including shops, restaurants and a Tesco Superstore and Aldi. Uxbridge Town Centre is approximately 2.5 miles away. Public transport links are excellent with West Drayton Station for the Elizabeth Line being within just ½ mile.

Description

Continental House is a headquarters office building providing accommodation over 3 floors with a ground floor reception area. It is suitable for alternative uses under the current planning use Class E including medical, gym and day nursery. The building benefits from comfort cooling and heating, a passenger lift, and male and female WC's on each floor including an accessible WC. There is barrier controlled access at the rear to the 53 surface and basement car parking spaces.

Accommodation

Reception	424 sq ft	39.4 sq m
Ground Floor	5,320 sq ft	494.2 sq m
First Floor	5,693 sq ft	528.9 sq m
Second Floor	5,687 sq ft	528.3 sq m
TOTAL	17,124 sq ft	1590.8 sq m

The building is available as a whole or on a floor by floor basis.



Amenities

- **Highly Prominent Building**
- **Close to Elizabeth Line Station**
- **Comfort cooling and heating**
- **Male, Female and accessible WC's**
- **Shower**
- **Reception Area**
- **6 Person Passenger Lift**
- **Excellent parking – 53 spaces (1:323 sq ft)**
- **Energy Performance Rating – D 80**



Terms

Available on a new lease direct with the Landlord for a term to be agreed.

Rent

Only £17.50 per sq ft per annum exclusive.

Business Rates

The building has a Rateable Value of £265,000 equating to rates payable of approx. £135,680 per annum/£7.92 per sq ft.

DE SOUZA

For more information or to arrange a viewing contact:

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