



Harrington House

Milton Road, Uxbridge, Uxbridge, UB10 8PU

Modern Serviced Office Building Available on Flexible Terms

484 to 10,921 sq ft

(44.97 to 1,014.59 sq m)

- Co working collaborative suites
- Led lighting
- Private parking spaces (EV charging available)
- Inclusive of utility bills
- Furniture included
- Super fast Fibre included
- Sustainable building systems
- Bespoke kitchen and bar on ground floor

Harrington House, Milton Road, Uxbridge, UB10 8PU

Summary

Available Size	484 to 10,921 sq ft
Rent	£35 per sq ft
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises an attractive two storey, serviced office building with a large welcoming entrance, a ten person lift, male and female W/Cs, a brand new bespoke kitchen & bar on the ground floor, air conditioning, glass partitioning's throughout creating smaller co working spaces and up to 100 car parking spaces.

Location

Harrington House is located in a private estate off Milton Road in an exclusive woodland setting. The A40 (Swakeleys Junction) is located 1.7 miles from the property, providing access to the M25 within 8 minutes and Ickenham Underground station is located 0.3 miles from the property which is served by the Metropolitan and Piccadilly Line.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - GF02	484	44.97	Available
Ground - GF05	549	51	Available
Ground - GF08	829	77.02	Available
Ground - GF09	5,000	464.52	Available
1st - FF01	10,921	1,014.59	Available
Total	17,783	1,652.10	

Terms

The office suites are available on flexible lease terms by arrangement. Bespoke options are available to suit each tenants requirements. Please get in touch for further information.



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Lily O'Donnell

020 8429 9009 | 07522 700508
lily@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/03/2024





