



brasierfreeth.com

# RETAIL / CATERING UNITS TO LET

Unit 1/2 Quayside  
Stockley Park  
UB11 1AA



- Retail/catering unit adjacent to Nuffield Health.
- Last remaining unit in scheme.
- Shopfront/WC installed
- Available now.

## ■ Location

Quayside is the retail and leisure hub serving Stockley Park and the surrounding area. Whilst residential development is planned, a new 82 room Travelodge Plus hotel has been built and is now open. Other occupiers include a 44,000 Sq. ft Nuffield Health & Fitness Gym, Greggs, Costa and Subway. There is a customer car park providing 145 spaces.

## ■ Description

The property has been subdivided to create two retail/catering units as per the attached floor plan. Each unit is arranged over ground floor only adjacent to the main entrance and Nuffield Health & Fitness Gym respectively.

## ■ Accommodation

The property provides the following gross internal floor areas:-

Unit 1	118.50 Sq. m	1,275 Sq. ft
Unit 2	63.90 Sq. m	688 Sq. ft

## ■ Terms

Each property is available on a new full repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every five years.

## ■ Use

The landlord will consider all uses within Class E use as appropriate.

## ■ Rent

Unit 1	£35,000 per annum exclusive	Under Offer
Unit 2	£20,000 per annum exclusive	Available

The rent is exclusive of business rates, VAT, insurance, utility bills and all other outgoings related to the property.

## ■ EPC

Full details available on request D 93.

## ■ Rates

The Rateable Value needs to be reassessed.

Please refer to the Local Charging Authority, London Borough of Hillingdon, for more information - 01895 556000.

## ■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS - Strictly by appointment

[brasierfreeth.com](http://brasierfreeth.com)

### Mark Poyner

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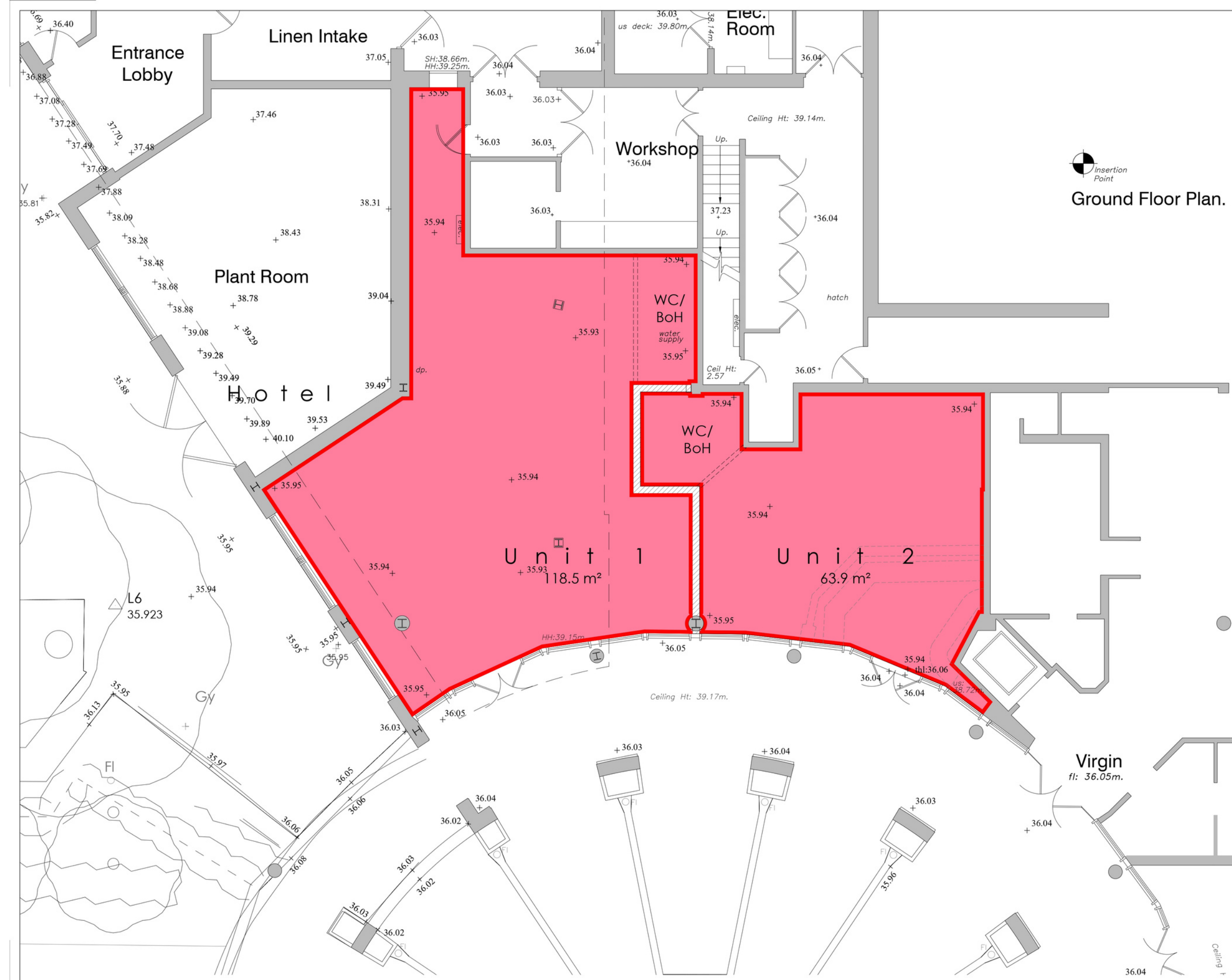
### Or joint agent

Graham Phillips, McMullen Real Estate  
020 3058 0204

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

\* Corporate structure and ownership details  
\* Identification and verification of ultimate beneficial owners  
\* Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



**NOTES:**

1. Do not scale dimensions from this drawing (except for the purposes of planning applications).
2. No unauthorised copying of this drawing without the prior written authority of Trinder Architectural Ltd.
3. All boundaries, dimensions and levels are to be checked/verified on site before construction and any discrepancies are to be reported to Trinder Architectural Ltd prior to building on site.
4. Partial Services: Any discrepancies with site or other information is to be advised to Trinder Architectural Ltd and direction or approval is to be sought before the implementation of the detail.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to Trinder Architectural Ltd.

Scale 1:50 @ A1  
Scale 1:100 @ A3

Ground Floor Plan.

PRELIMINARY

P:01 11/24 Area Included within Unit 01 15/10/2021

**FOR INFORMATION**

Rev No.	Description	Date

**TRINDER**  
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Title:  
GROUND FLOOR PLAN - Option 01  
PROPOSALS - A3 Unit

Address:  
ARENA BUILDING  
Stockley Park, Uxbridge

Client:  
BBC PENSION TRUST Ltd.

Scale: 1:50@A1 1:100@A3	Disk Ref: --	No: 1069/070	Rev: P1
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