

**NEWLY REFURBISHED**

Unit 1 First Floor, Brook Business Centre
Cowley Mill Road, Uxbridge, UB8 2FX

First Floor Modern Offices

1,281 sq ft

(119.01 sq m)

- Open plan offices
- 5x Allocated parking spaces
- Kitchenette & 2x WC's
- Gas central heating
- Suspended ceilings
- LED Lighting
- Carpet tiles
- Window blinds
- Landscaped gardens

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Summary

Available Size	1,281 sq ft
Rent	Rent on Application
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
Service Charge	Approx. £1,784.86 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Accommodation

All measurements are approximate and measured on a net internal area basis.

Description	sq ft	sq m
Office	1,281	119.01
Total	1,281	119.01

Description

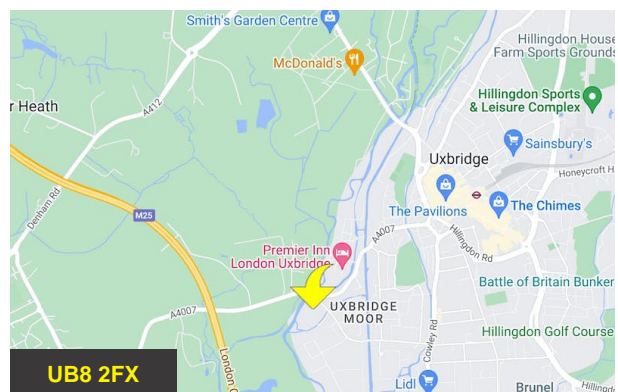
The accommodation comprises a self contained office on the first floor. The open plan office has been recently refurbished and benefits from air conditioning, kitchenette and WC facilities. The property further benefits from 24/7 access and security with allocated parking to the front of the premises.

Location

The property is located less than 1 mile from Uxbridge Town Centre. Uxbridge tube station is in the town centre and runs a regular service into the Centre of London via the Metropolitan and Piccadilly Line. Brook Business Centre is within close proximity to the A40 and M25 which in turn gives access to the wider motorway network.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.



Viewing & Further Information



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