



**Unit 7 Ground Floor, Brook Business Centre**  
Cowley Mill Road, Uxbridge, UB8 2FX

**Ground Floor Modern Offices**

**1,031 sq ft**

(95.78 sq m)

- Open plan offices
- 4x Allocated parking spaces
- Kitchenette & WC
- Gas central heating
- Suspended ceilings
- LED Lighting
- Carpet tiles
- Window blinds
- Landscaped gardens

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## Summary

<b>Available Size</b>	1,031 sq ft
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
<b>Service Charge</b>	Approx. £1,333.42 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## 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.

## Description

The accommodation comprises a self contained office on the ground floor. The open plan office benefits from kitchenette and WC facilities, further benefiting from 24/7 access and security with allocated parking to the front of the premises. The property is currently undergoing refurbishment.

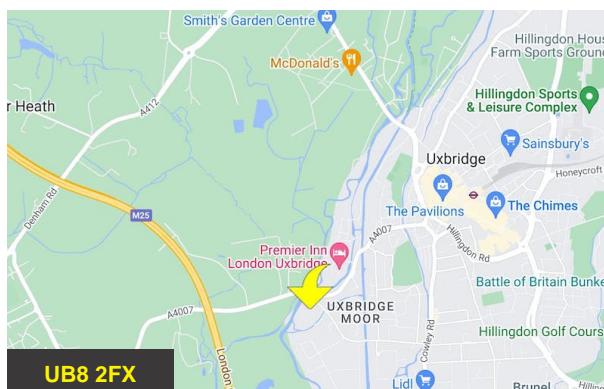
## Tenure

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.

## Accommodation

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

Description	sq ft	sq m
Office	1,031	95.78
<b>Total</b>	<b>1,031</b>	<b>95.78</b>



## Viewing & Further Information



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