

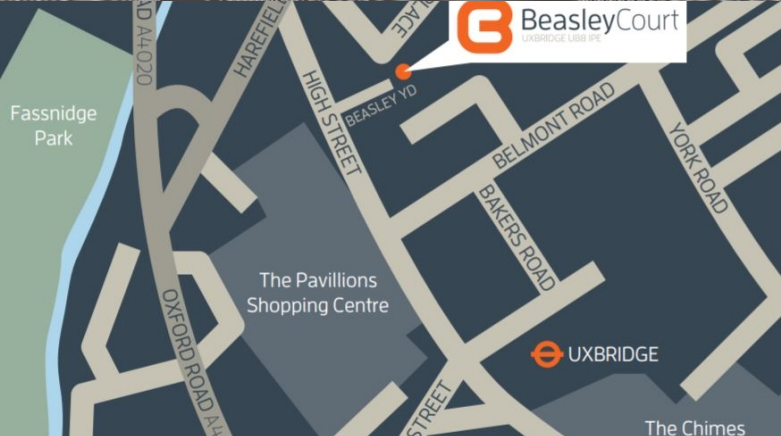


Beasley Court, 3 Warwick Place, Uxbridge UB8 1PE

TO LET

Town Centre Office Space

2,178 - 5,258 Sq Ft
(202 - 488 Sq M)



LOCATION

Beasley Court is set back from Uxbridge High Street in the heart of the town and is just 2 minutes walk from Uxbridge Underground and the Bus Station. The property is approximately 1 mile from Junction 1 of the M40 and 3 miles from Junction 16 of the M25. Intu Uxbridge Shopping Centre is a short walk away.

DESCRIPTION

The property comprises a three storey, brick built office building totaling 20,012 sq ft (1,859 sq m). The building was refurbished to a good standard in 2013 and both available suites have since been refurbished with new carpets and LED lighting.

- ✓ **Close proximity to Uxbridge Underground station**
- ✓ **1:428 sq. ft. parking ratio**
- ✓ **Refurbished reception, WCs and office suites**
- ✓ **Manned reception**
- ✓ **New LED lighting**
- ✓ **Air conditioned**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,178	202
Part 1st Floor	3,080	286
Total	5,258	488

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

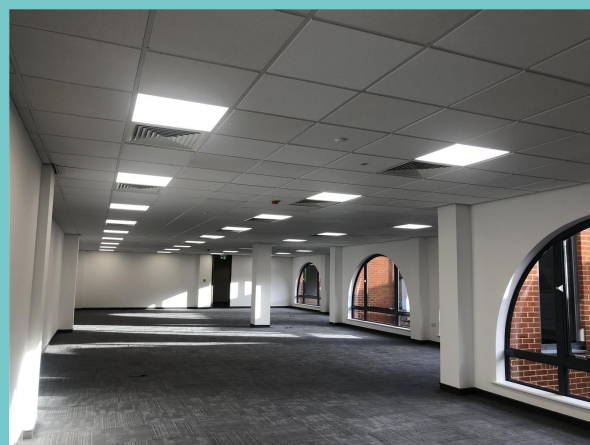
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

New leases available on a flexible basis. Opportunity for turn key occupation.

EPC EPC Rating: C



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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