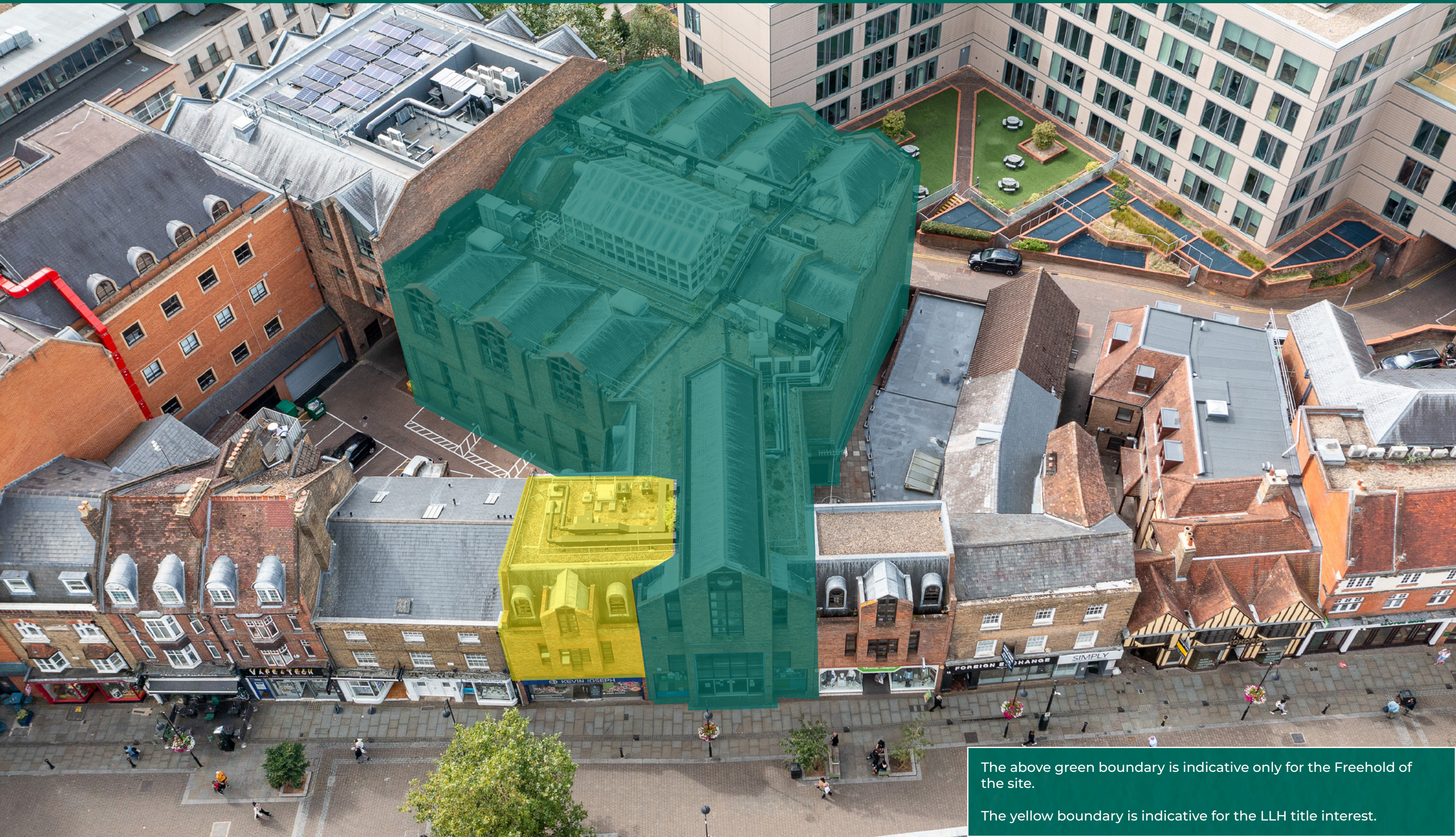


# UXBRIDGE CENTRAL LIBRARY

HIGH STREET | UXBRIDGE | UB8 1HD



Substantial Freehold, Part Long Leasehold, Self-Contained Town-Centre



The above green boundary is indicative only for the Freehold of the site.

The yellow boundary is indicative for the LLH title interest.



# INVESTMENT HIGHLIGHTS

- Rarely available opportunity to acquire prominent town-centre building close to Uxbridge tube station.
- Arranged over ground and four upper floors, totalling 32,591 SQFT Gross Internal Area.
- Offered with vacant possession upon completion.
- Attractive opportunity for commercial investors and occupier purchasers.
- Possible opportunities for asset management as well as conversion and/or development, subject to obtaining the necessary planning consents.
- Uxbridge is approximately 15 miles west of Central London. It benefits from a well-developed road network, providing excellent connectivity to various parts of Greater London and beyond via the A40, M40, M25, and A4020.
- Heathrow Airport is situated approximately 5 miles to the south-east.
- Uxbridge station is well served by the Metropolitan and Piccadilly lines with travel times to Baker Street and Piccadilly Circus 40 and 50 minutes respectively.





# SCHEDULE OF AREAS

FLOOR	GIA SQ FT	GIA SQ M
BASEMENT	3,428	318.6
Level 1 & 2	9,803	911.1
Level 3 & 4	9,648	896.7
Level 5 & 6	9,712	902.6
TOTAL	32,591	3,029

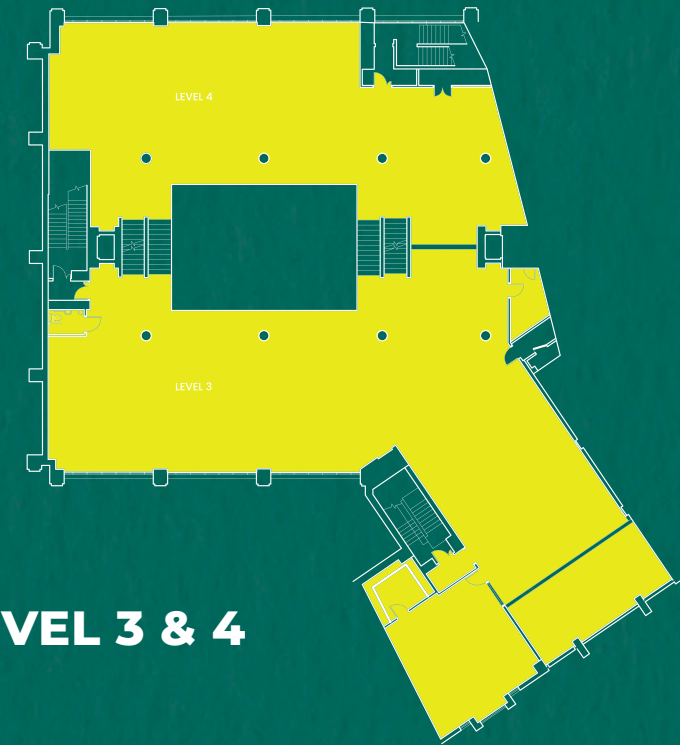




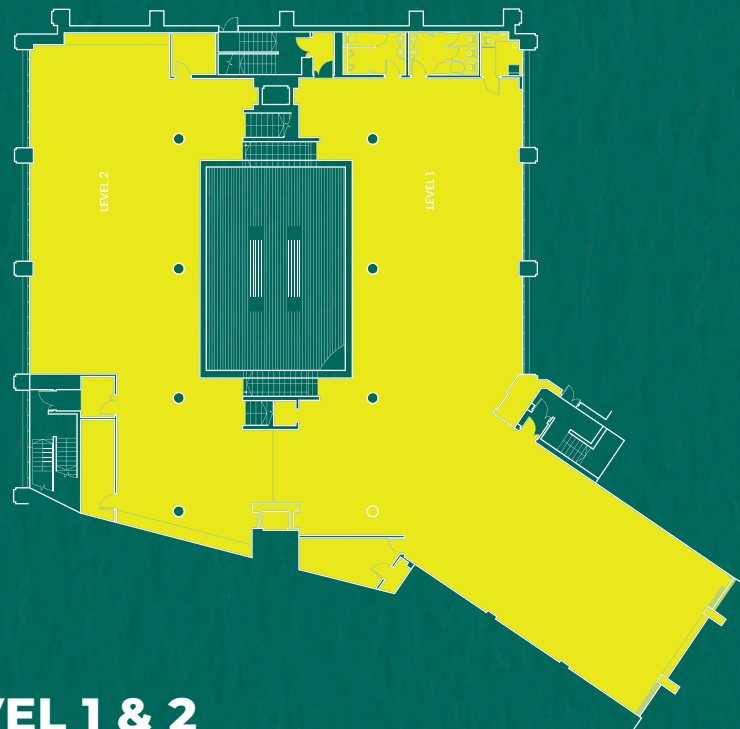
# ACCOMMODATION



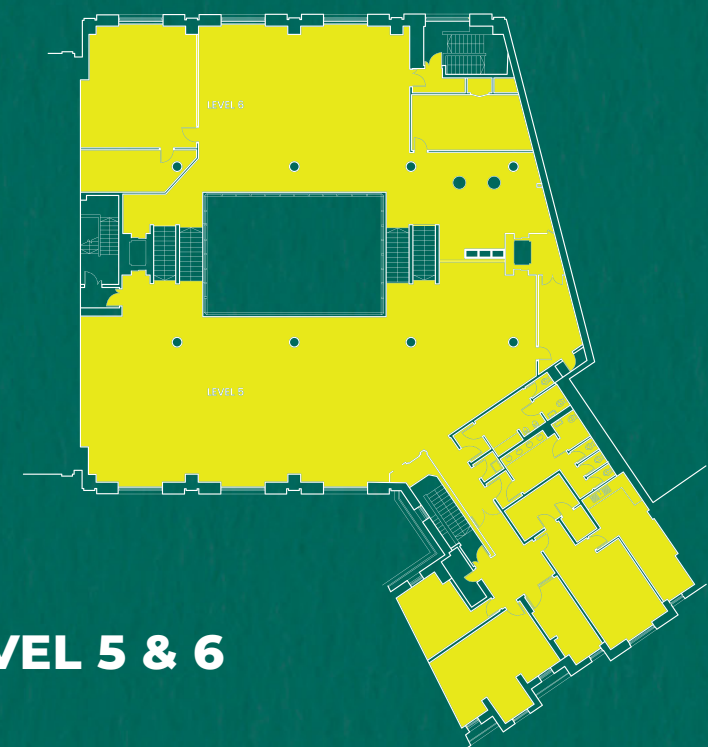
**BASEMENT**



**LEVEL 3 & 4**



**LEVEL 1 & 2**



**LEVEL 5 & 6**



# OPPORTUNITY

The Freehold title of the property comprises a 5 storey commercial premises, with direct vehicular access by way of roller shutter to the rear, via Charter Place. The building is presently used as a library and will be offered with vacant possession upon completion of the sale. There is a small proportion of the first floor that is currently held on a Long Leasehold/Virtual Freehold of 999 years. Internally the space is arranged over offset floor plates, with a central atrium giving an open plan formation throughout. There is a difference in street level between the High Street aspect and Charter Place fascia meaning all the internal floor space is configured above ground.

The main point of entry to the building is from the south side of the High Street with prominent visibility to the pedestrianised section of the main shopping district. The building is of typical post-war design, with concrete frame and Crittall style windows. There are presently two lift shafts and two stairwells within the building, presenting opportunities for repositioning to create more internal area efficiency and delivery of a higher specification.

The building is positioned in the main town-centre commercial shopping district, surrounded by a number of popular malls. Benefitting from a striking aesthetic offering branding perspective, architectural features and heritage local establishment.






# LOCATION


Uxbridge is a prominent suburban town situated within the London Borough of Hillingdon, approximately 15 miles west of Central London. It benefits from a well-developed road network, providing excellent connectivity to various parts of Greater London and beyond via the A40, M40, M25, and A4020. Heathrow Airport is situated approximately 5 miles to the south-east. Uxbridge station is well served by the Metropolitan and Piccadilly lines with travel times to Baker Street and Piccadilly Circus 40 and 50 minutes respectively.

Uxbridge Library is strategically located in the heart of Uxbridge, providing excellent visibility and accessibility. This central location makes it an ideal site for a variety of alternative uses, from retail and office space to residential and mixed-use developments. The library's proximity to key amenities such as shopping centres, public transport hubs and educational institutions ensures a steady flow of foot traffic, enhancing the potential use of the space.



# CONNECTIVITY

 ROAD CONNECTIONS	Distance (Miles)	Drive Time (Mins)
M25 (J16)	12	3.2
M4 (J4B)	15	6.7
Central London	45	19.5

 AIRPORT CONNECTIONS	Distance (Miles)	Drive Time (Mins)
London Heathrow Airport	12	5
London Luton Airport	35	31.2
London Gatwick Airport	50	47.8





# OCCUPIERS & AMENITIES

The town centre has a diverse range of commercial spaces, including modern office complexes and versatile industrial units. Prominent business parks like Uxbridge Business Park and Stockley Park are home to a variety of industries.

There is a mix of retail outlets, restaurants, and entertainment facilities, with shopping centres like The Chimes and The Pavilions serving as key attractions. Brunel University London is located within Uxbridge, contributing to a skilled local workforce and fostering educational business partnerships.

## RETAIL & EATERIES

- 1 M&S
- 2 SAINSBURY'S
- 3 TESCO
- 4 CAFE NERO
- 5 STARBUCKS
- 6 COSTA COFFEE
- 7 HARRIS + HOOLE
- 8 WENZEL'S
- 9 GREGGS
- 10 BLACK SHEEP COFFEE
- 11 NANDOS
- 12 WAGAMAMA
- 13 PREZZO
- 14 FIVE GUYS
- 15 WENDY'S
- 16 SUBWAY
- 17 MCDONALD'S
- 18 KFC
- 19 BOOTS
- 20 SUPERDRUG

## 21 HOLLAND & BARRETT

- 22 H&M
- 23 TK MAXX
- 24 POUNDLAND
- 25 PRIMARK
- 26 JD SPORTS
- 27 SPORTS DIRECT
- 28 CARD FACTORY
- 29 O2
- 30 EE
- 31 VODAFONE
- 32 HSBC
- 33 SANTANDER
- 34 METRO BANK
- 35 ODEON LUXE

## LEISURE

- 1 THE CHIMES
- 2 THE PAVILIONS
- 3 SIMPLY GYM
- 4 THE GYM









# FURTHER INFORMATION

## EPC

C 52

## VAT

The Freehold is not elected for VAT, however the leasehold section is elected for VAT

## SERVICE CHARGE

There is an annual service charge payable on the Long Leasehold element of the property. For further information please enquire

## DATA

[Access Link](#)

## BUSINESS RATES

We understand the current rateable value is £257,500

## BUILDING USE

F1 use

## GROUND RENT

Peppercorn

## METHOD OF SALE

Building is to be sold by informal tender

## TENURE

13-14 High Street, UB8 1HD is held on a Freehold, Title number NGL525037, with part 1st and 2nd floor offices held on a Virtual Freehold of 999-years from 25 March 1987, Title number NGL564300. The leasehold section is 12 High Street.

## PRICE

Offers are invited

## CONTACT

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