

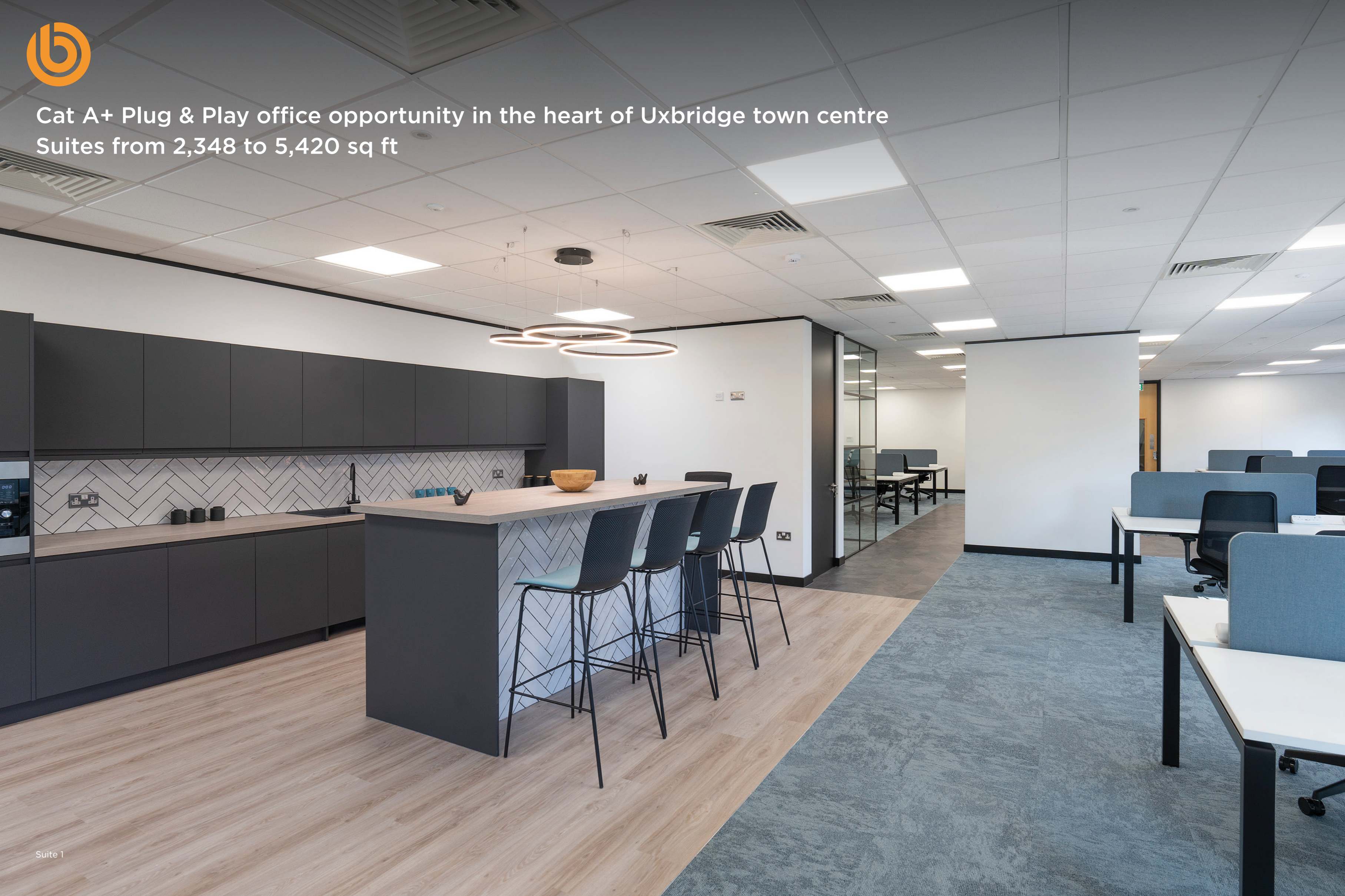


BEASLEY COURT

HIGH STREET | UXBRIDGE UB8 1PE



Cat A+ Plug & Play office opportunity in the heart of Uxbridge town centre
Suites from 2,348 to 5,420 sq ft





Beasley Court is a modern office building located in the heart of Uxbridge Town Centre providing 19,370 sq ft of office accommodation.

Beasley Court has undergone a comprehensive refurbishment, delivering an expanded modern and contemporary reception providing breakout areas for use by our occupiers and new fully fitted and furnished suites on the ground and first floors.

As part of the comprehensive repositioning of the ground floor of the building a new fully connected business lounge has been created for the use of all occupiers.

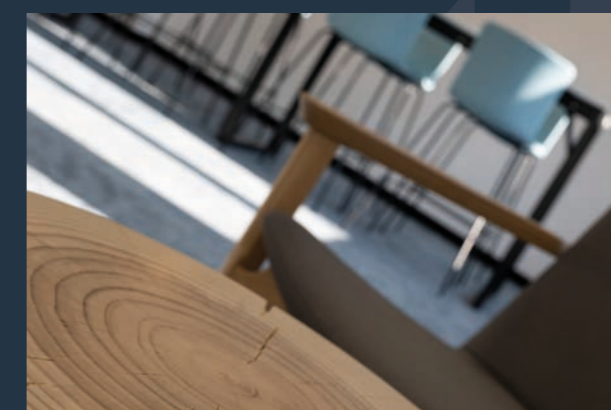
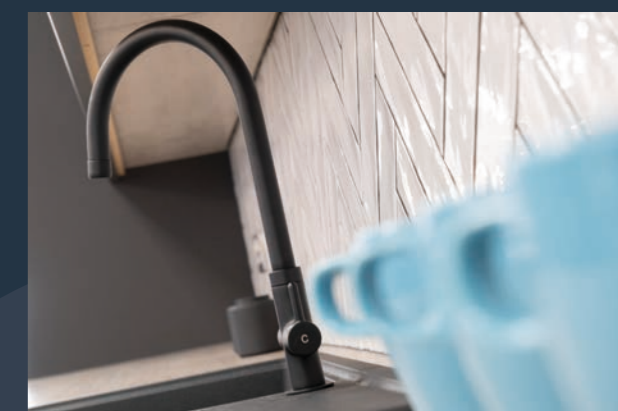


Images of Ground floor fit out





Images of Suite 1 fit out





Available space

	sq ft	sq m
Ground Floor	2,348	218.1
Part First Floor (Suite 2)	3,072	285.4
Total	5,420	503.5

IPMS floor areas in line with the RICS Property Measurement professional statement (2nd Edition, January 2018).



New business lounge/
communal breakout areas



Air conditioning



On site parking
ratio 1:450 sq ft



New recessed
LED lighting

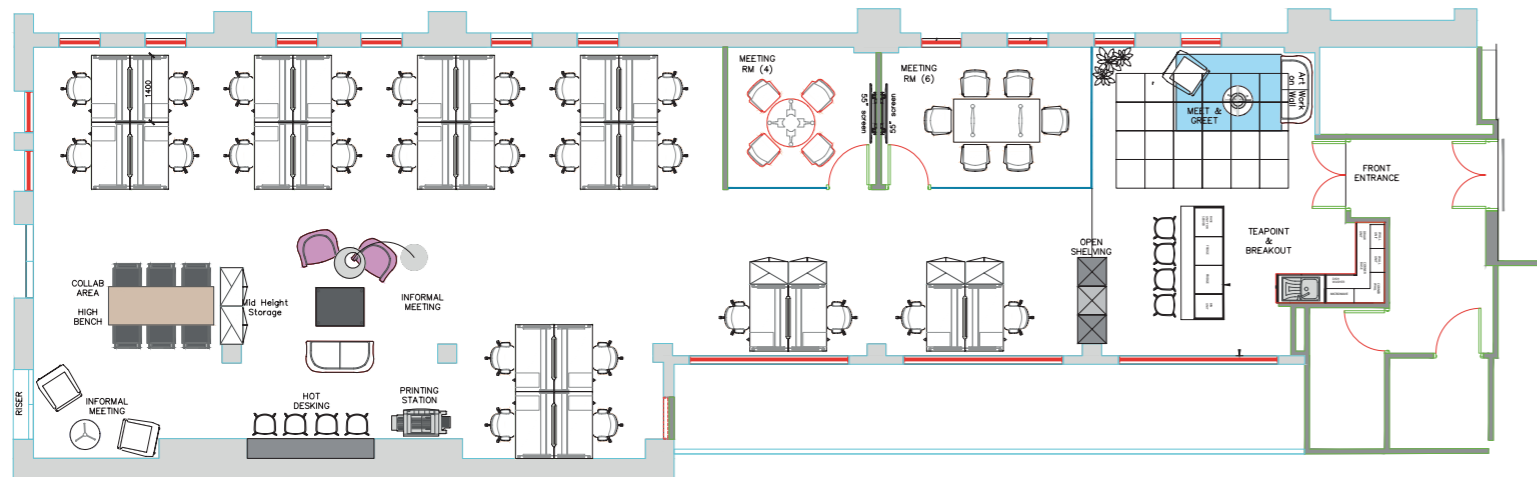


2 x 8 person
passenger lifts



Full raised
access floor

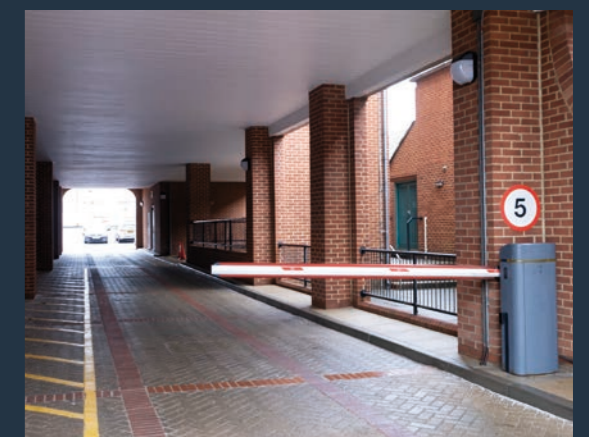
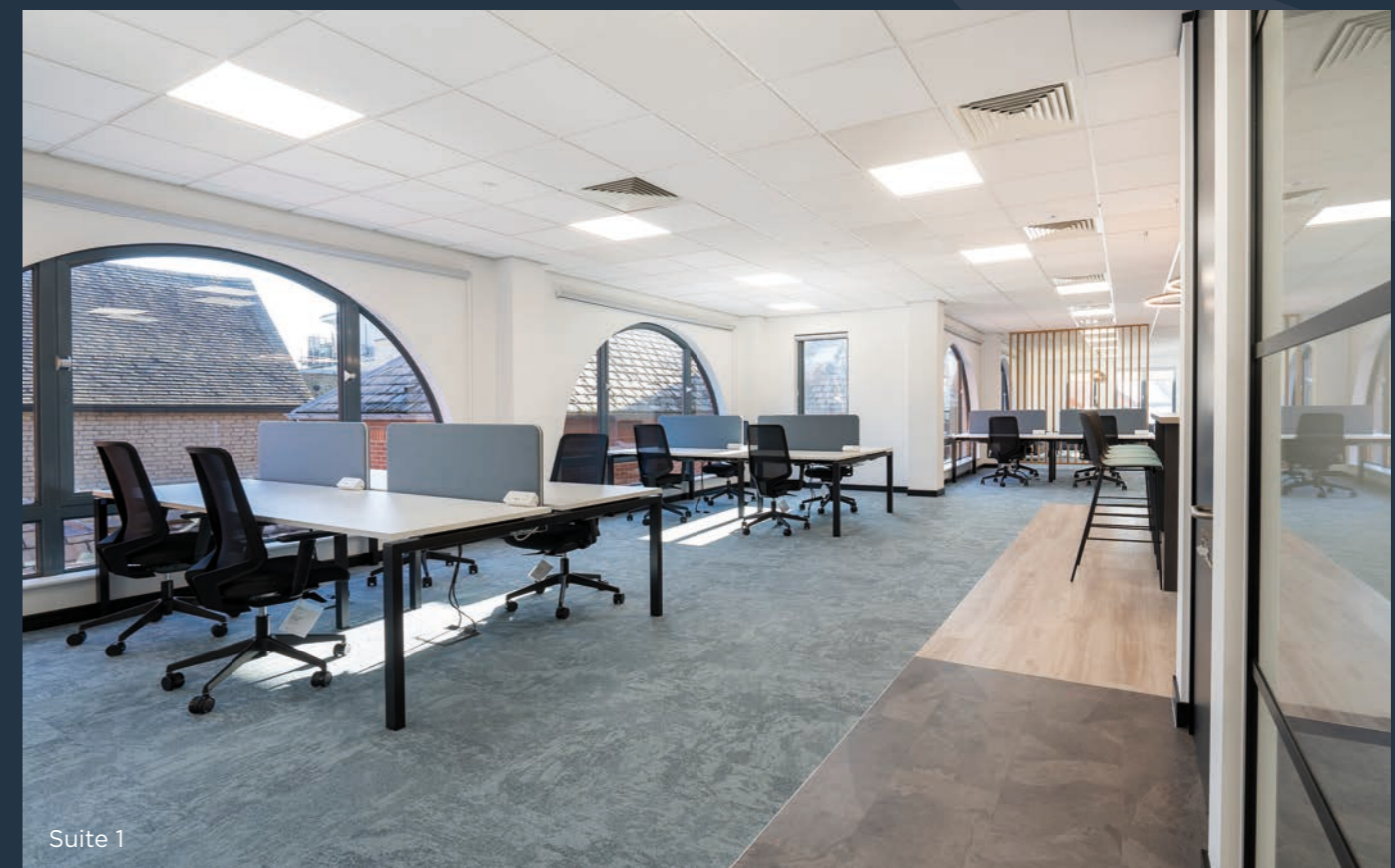
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Indicative first floor layout





Location

Uxbridge is within the London Borough of Hillingdon and is one of the principal West London and Thames Valley commercial centres, located 15 miles north-west of Central London and 28 miles north-east of Reading. The town has good road connectivity to Central London, the M25 and national motorway network.

The town benefits from quick connections to a number of international airports and immediate access on the London Underground network on the Metropolitan & Piccadilly lines from the High Street station. Denham mainline railway station is 2.3 miles away and has regular train services into Central London with a fastest journey time of approximately 19 minutes.

Uxbridge town centre has an excellent selection of local amenities and leisure facilities. The main pedestrianised area around the High Street offers a wide variety of restaurants, cafés and shops as well as the Chimes & Pavilions Shopping Centres.



Travel Times

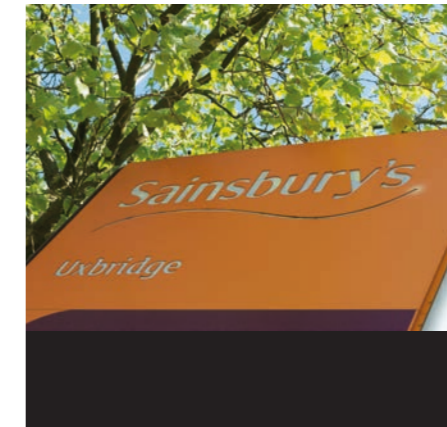
Road	
M40 (J1a)	1 mile
M25 (J16)	2 miles
M4	4 miles
Wembley	7 miles
Central London	15 miles



Rail	
London Baker Street	42 mins
Marylebone	44 mins
Paddington	47 mins



Air	
London Heathrow	6 miles
Luton Airport	31 miles
Gatwick Airport	45 miles





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BEASLEYCOURT.CO.UK

TERMS

Available by way of a new lease direct from the landlord.

EPC

The accommodation benefits from an EPC B.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:



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