



**STIRLING
ACKROYD**

TO LET

**30 Oxford Road,
Denham, Uxbridge, UB9
4DQ**

2,560 sq ft

**Self Contained
Commercial Unit -
Located In Uxbridge**



VIDEO TOUR

stirlingackroyd.com



**STIRLING
ACKROYD**



Description

Offered across the ground floor the total space is 3753 sq ft, including internal roller shutters - suitable for a variety of businesses. Alongside benefiting from three phase power, open plan layout and 3 metre ceiling height.

All new lease subject to 3 month rent deposits and rent paid quarterly in advance.

Key points

- Self Contained Class E Unit - ready for occupation Q1 2027
- Ground Floor 2,560 sq ft - 3 metre ceiling height
- Three Phase Power
- New Lease Direct From Landlord - Rental £45,000 per annum exclusive
- Ideal Opportunity for a retail/showroom/office/studio/leisure/trade occupier
- Uxbridge Station Nearby - Connections Via The Metropolitan and Piccadilly Lines - Easy access to the A40, M40 and M25



Location

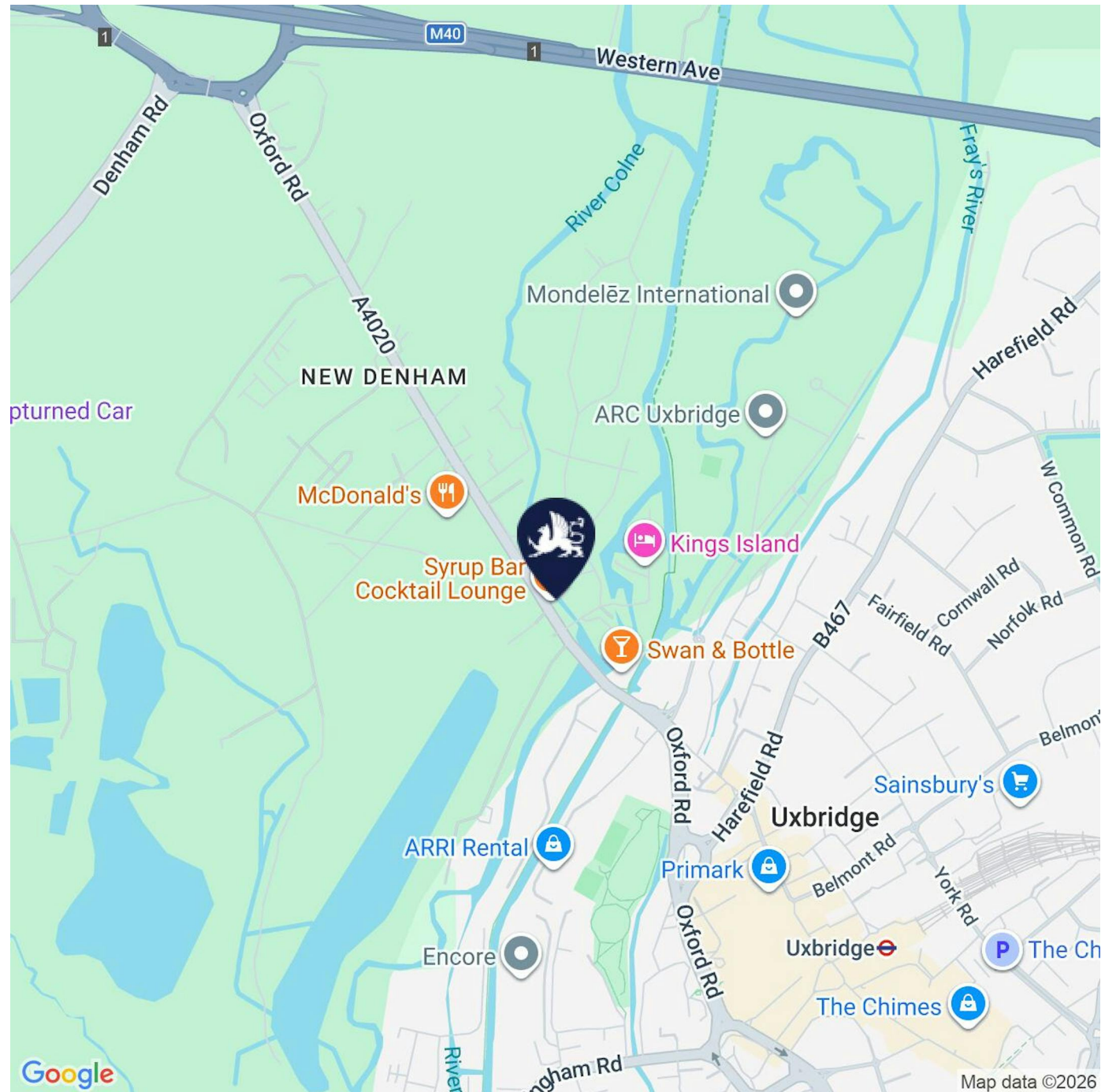
Situated on Oxford Road in Uxbridge the property benefits from a convenient location close to local shops, restaurants and everyday amenities.

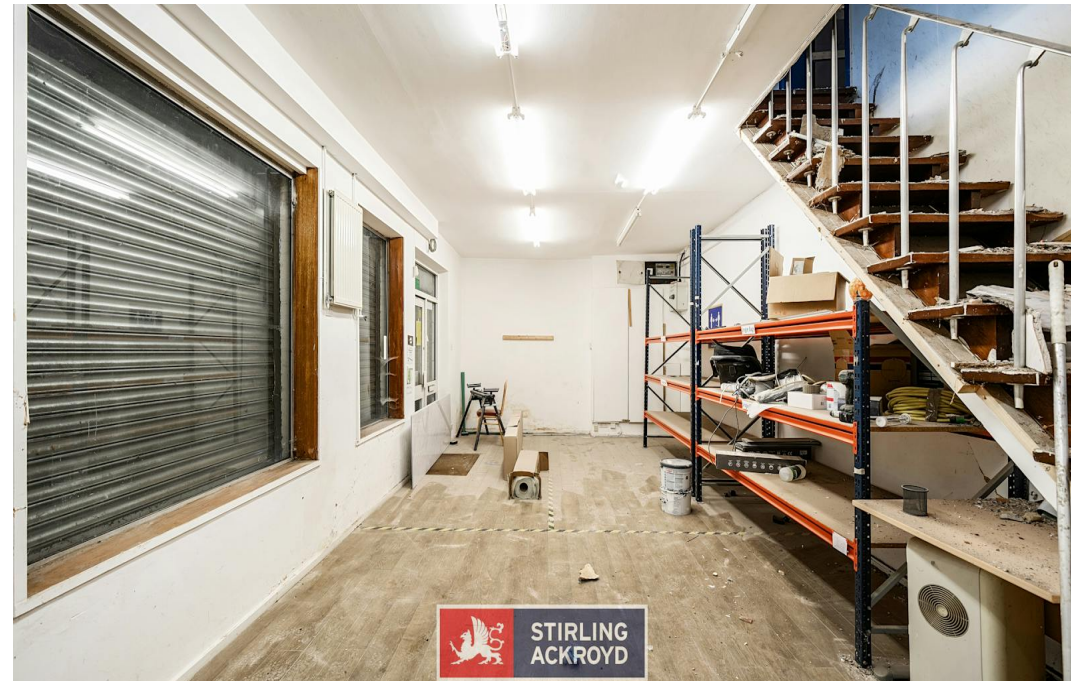
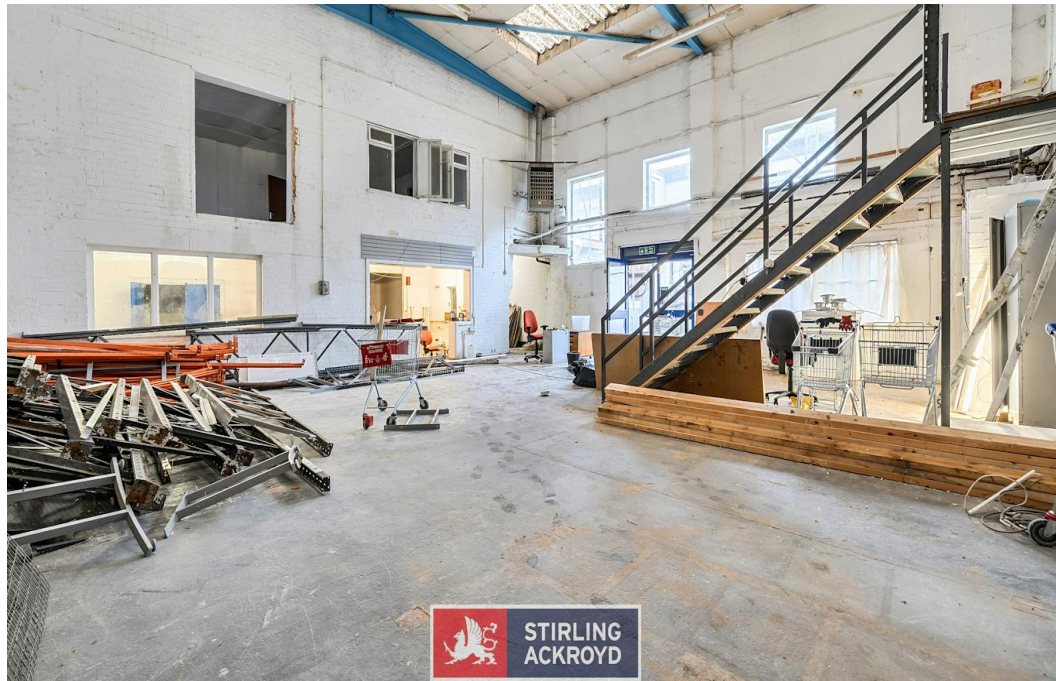
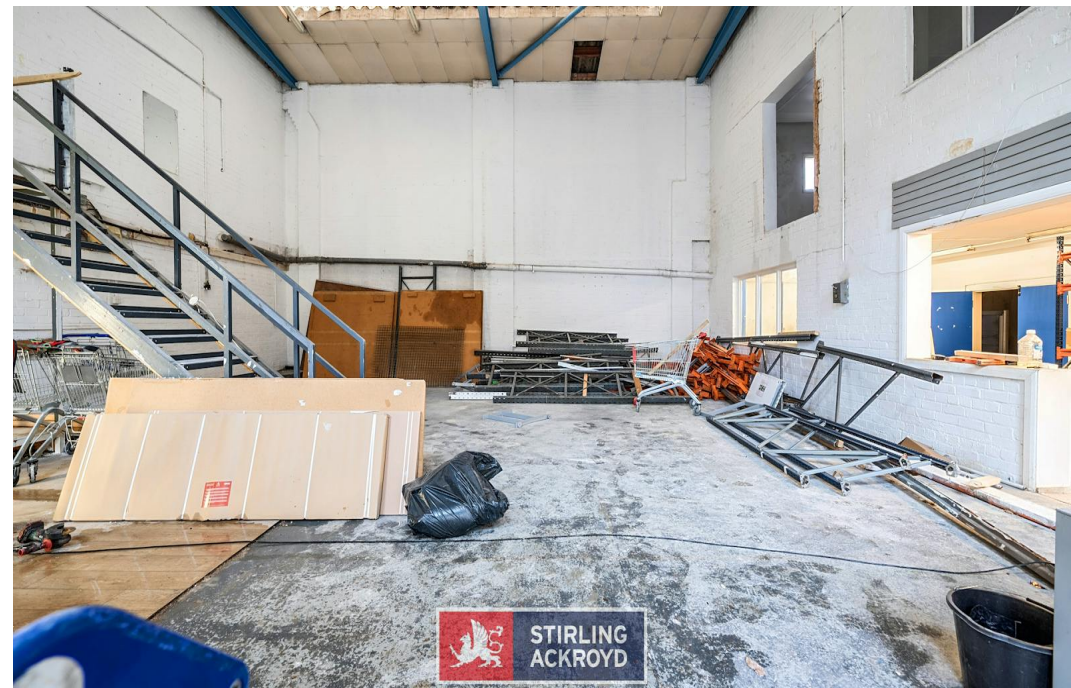
Uxbridge station provides connections via both the Metropolitan and Piccadilly lines (Zone 6) offering direct London Underground services alongside an extensive local and regional bus network. Uxbridge town centre is within easy reach with excellent road connections via the A40, M40 and M25.

Transport Links



Uxbridge 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	2,560	237.83	Available

Viewing & Further Information



Iftakhar Khan
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07809 091 294
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Rents, Rates & Charges

Lease	New Lease
Rent	£45,000 per annum
Rates	£1.65 per sq ft
Service Charge	On application
VAT	Not applicable
EPC	D (93)

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