



**Unit 5 Second Floor, Brook Business Centre**  
Cowley Mill Road, Uxbridge, UB8 2FX

**First Floor Modern Offices**

**850 sq ft**

(78.97 sq m)

- CAT5 cabling
- Fibre optics
- Allocated parking spaces
- Passenger lift
- Alarm
- Gas central heating
- Suspended ceilings
- LED Lighting
- WC's & Kitchenette
- Walking distance to Uxbridge Town Centre and UG Station

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## Summary

<b>Available Size</b>	850 sq ft
<b>Rent</b>	£17,500 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
<b>Service Charge</b>	Approx. £2,912.04 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 second floor. The open plan office is to be fully refurbished and benefits from air conditioning, kitchenette and WC facilities. The property further benefits from 24/7 access and security with allocated parking to the front of the premises.

## 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.

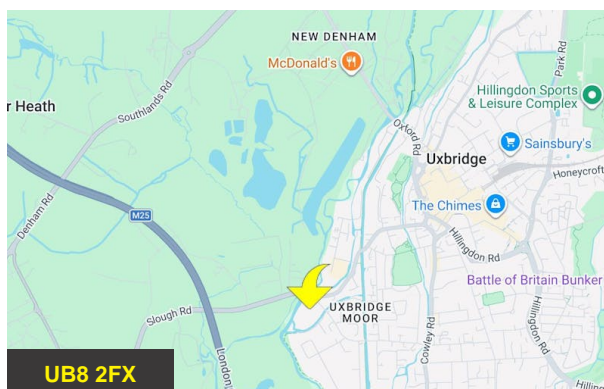
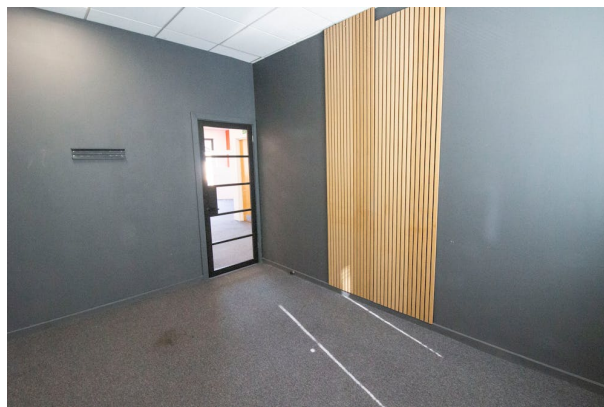
Description	sq ft	sq m
Office	850	78.97
<b>Total</b>	<b>850</b>	<b>78.97</b>

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



**Tom Boxall**

0208 075 1239 | 07481 186334

tb@telsar.com



**Amar Picha**

020 8075 1237 | 07426 474470

amp@telsar.com