

**To Let**  
**First floor office with ground floor window display**  
**18 High Street, Uxbridge, Middlesex, UB8 1JN**



**TO LET**

**First floor office**

**Prominent ground floor entrance and  
signage**

**Large window display**

**Central location**

**A2 or B1 usage**

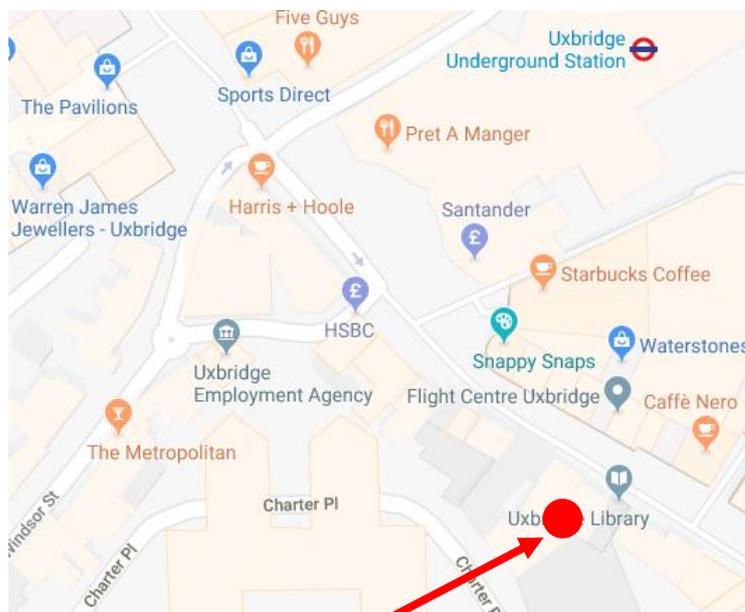
**Available Immediately**

**1,135 sq. ft.**

# To Let

## First floor office with ground floor window display

### 18 High Street, Uxbridge, Middlesex, UB8 1JN



## 18 High Street

### LOCATION:

First floor offices with prominent ground floor entrance located in a prominent position on the High Street in Uxbridge. The property is subject to high amounts of passing footfall due to its close proximity to all amenities and Uxbridge Underground Station. Occupiers in the vicinity include Santander, Cafe Nero, Starbucks, Lloyds TSB, HSBC and The Chimes Shopping Centre.

### DESCRIPTION:

The premises comprise of an open plan first floor office with a strong position on the central shopping street. Fitted out to a high standard, the office also boasts a large ground floor window display, an additional meeting room/office area, and separate toilet and kitchen facilities. The property benefits from a ceiling mounted AC unit.

Floor plan available on request.

### ACCOMMODATION:

First Floor area NIA: 1135.0 sq.ft

### LEASE:

The property is held on a 10 year lease due to expire on 24<sup>th</sup> March 2023. The lease is within the Landlord & Tenant Act. Available by way of assignment of the existing lease.

### RENT:

The passing rent is £20,000 pax.

### USE:

A2/B1 usage

### RATES:

We understand from the Local Rating Authority that the current rateable value for the property is £10,750 with rates payable for 2018/2019 of £5,160.

### LEGAL COSTS:

Each party to bear their own.

### EPC

Available upon request.

### VIEWING:

Strictly via sole agents:

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