



## Unit 1B Crescent Parade Uxbridge Road Hillingdon Middlesex UB10 0LG

**TO LET: £13,000 Per Annum (Fees may apply)**

• Office • Yard • Two Lock-Up Garages • Available To Let on a Licence Basis for Two/Three Years •

**LOCATION:** Located at the end of a parade of shops on the main Uxbridge Road (A4020) with service road in front. Short motoring distance A40/M40 (providing access to Central London and the Motorway Network), London Heathrow Airport and Metropolitan/Piccadilly line tube station.

**DESCRIPTION:** Office 17'6 (5.33m) x 13'6 (4.11m) average dimensions. Kitchenette 4'6 (1.37m) x 4'6 (1.37m) with stainless steel bowl & drainer recessed in laminated surface with cupboards under, wall cupboard unit & shelf. Lobby with shelving and door to rear Yard. Cloakroom with low level w.c and pedestal basin. Outside comprises

Yard 40'0 (12.19m) x 30'0 (9.14m) overall dimensions - concreted surface and two brick-built Lock-up garages. Rear vehicular access with double entrance gates. **E.P.C. RATING:** 'C' (74).

**BUSINESS RATES:** Rateable Value at April 2017 is £4,850. The standard business rates multiplier for 2018/2019 is 49.3p in the £. **NOTE:** We understand rates may not be payable where the Rateable Value is £12,000 or less. Interested parties should make their own enquiries with the London Borough of Hillingdon.

**VIEWING:** Strictly by appointment with R Whitley & Co.



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**RWHITLEY**  
Est. 1938 & CO

[rwhitley.co.uk](http://rwhitley.co.uk)



**Yard**

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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