



Ground Floor Office Suite 256 Cowley Road Uxbridge Middlesex UB8 2NH

TO LET: £7,000 Per Annum (Fees may apply)

- Ground floor office suite • 524 sq ft / 48.67 sq m • Lease Term Negotiable • Located on the busy (A408) Cowley Road •

LOCATION: Within easy reach of Uxbridge town centre and short motoring distance of the motorway network and London Heathrow Airport.

DESCRIPTION: The split level offices are arranged as follows:- **Communal Entrance Area.** Office: 12'5 (3.81m) x 11'9 (3.58m) with electric panel heater and carpet tiles. Steps to **Office:** 12'9 (3.88m) x 12'0 (3.65m) with electric panel heater and carpet tiles. **Cloakroom:** With low level W.C., stainless steel sink unit with electric water

heater, small electric panel heater & vinyl floor covering. **E.P.C. Rating:** 'E' (106). **RENT:** £7,000 per annum. **VIEWINGS:** Strictly by appointment with R Whitley & Co.

BUSINESS RATES: The Rateable Value as at April 2017 is £3,500. Standard rates payable for 2019/2020 are 50.4p in the £. Where the Rateable Value is £12,000 or less, business rates may not necessarily be payable. Interested parties should check this information with the London Borough of Hillingdon.

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.