

THE ZONE, COWLEY BUSINESS PARK, UXBRIDGE UB8 2AN



Self-contained Office Building with 80 Car Parking Spaces

18,454 sq ft (1,715 sq m)



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Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

The property is located just outside Uxbridge Town Centre with excellent connectivity to Central London which is approximately 14 miles to the east and Heathrow airport approximately 5 miles to the south. Uxbridge benefits with direct access to the M40/A40 intersection which provides easy access to Junction 16 of the M25. Uxbridge Underground Station benefits from both the Piccadilly and Metropolitan Lines.

Cowley Business Park consists of 9 headquarter office buildings and is an established office park which has just attracted Monster Energy who will be occupying some 31,000 Sq ft. The park is approximately 1 mile from Uxbridge Town Centre.

Description

The building is arranged over ground and two upper floors and is part partitioned and part open plan.

The amenities include;

- **Four pipe fan coil air conditioning**
- **Fully accessible raised floors**
- **Suspended ceiling with recessed lighting**
- **13-person lift serving all floors**
- **Male and female WC's on each floor**
- **Disabled WC on first floor**
- **Bicycle rack**
- **Kitchens on each floor**
- **Shower**
- **80 Car parking Spaces (1:231 sq ft)**



Accommodation

Floor	Sq Ft	Sq m
Ground Floor	6,504	604.3
First Floor	5,854	544.1
Second Floor	5,857	566.1
TOTAL	18,454	1,714.5

Terms

The building is available on a new lease for a term to be agreed.

Rent

Upon application

Business Rates

We have been advised that the rateable value is £335,000, with current rates payable of £168,840 (2019/20). Interested parties are advised to confirm this information with the Valuation Office Agency.

EPC

Energy Performance Rating D- 97
Full certificate available on request.

Contact

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