

RENT
ONLY
£14.95 psf



THE ZONE

COWLEY BUSINESS PARK, UXBRIDGE UB8 2AD

OFFICES TO LET 5,857-18,454 SQ FT (544-1,715 SQ M)
SELF-CONTAINED OFFICE BUILDING WITH 80 CAR PARKING SPACES





THE ZONE IS ARRANGED OVER GROUND AND TWO UPPER FLOORS AND IS PART PARTITIONED AND PART OPEN PLAN

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.

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
- EPC Rating D97
- 80 car parking spaces(1:231 sq ft)

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FLOOR AREAS

FLOOR	SQ FT	SQ M
GROUND FLOOR	6,504	604.3
FIRST FLOOR	5,857	544.1
SECOND FLOOR	6,093	566.1
TOTAL	18,454	1,714.5

TERMS The building is available on a new lease as a whole or on a floor by floor basis for a term to be agreed.

RENT £14.95 per sq ft per annum exclusive

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.

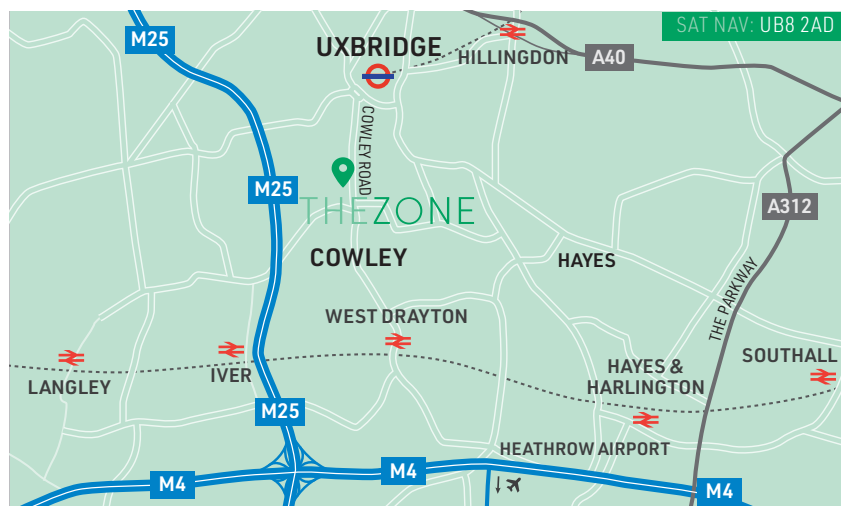
FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING CONTACT:



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PUBLIC TRANSPORT FROM UXBRIDGE STATION

Heathrow Airport **29 mins** / Central London (Green Park) **52 mins** / Reading **1 hr 12 mins**

ROAD LINKS - From Cowley Business Park - Source: Google Maps

Heathrow Airport **13 mins** / Central London (Green Park) **43 mins** / Reading **45 mins**



Conditions under which Particulars are issued. Messrs. De Souza and Michael Rogers for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. De Souza and Michael Rogers has the authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. October 2019.