



WELLINGTON HOUSE

cowley road uxbridge

REFURBISHED OFFICES

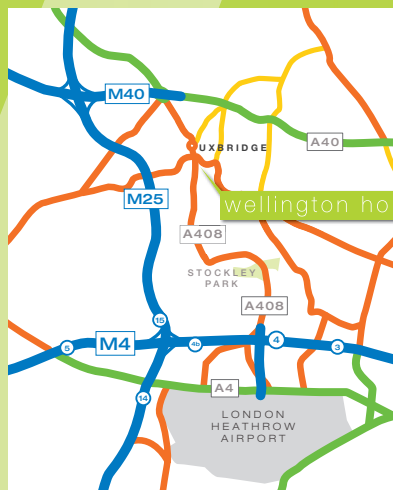
1,575 – 6,850 SQ FT



TO LET

LOCATION

Uxbridge is a major regional centre and is located within the west side of Greater London. Uxbridge is serviced by both the Piccadilly and the Metropolitan Underground lines. Access to the national road network is via the M40 (Junction 1) which is within two miles of the property and the M4/M25 (Junction 5/15) which is within 5 miles.



DESCRIPTION

Wellington House is a modern four storey office building situated in a prominent position on Cowley Road. The property is within a short walking distance of Uxbridge Town Centre which offers numerous leisure and retail facilities, the Chimes Shopping Centre being a major attraction.



AMENITIES

- Striking new building entrance
- New comfort cooling
- Suspended ceilings
- Recessed lighting
- Underfloor/perimeter trunking
- New carpeting
- Allocated parking
- Manned reception
- Two passenger lifts

ACCOMMODATION

The available accommodation comprises the entire 3rd floor and part ground floor. The ground floor suite benefits from its own entrance in addition to the access through the main reception.

Third floor	5,275 sq ft	490.0 sq m
Ground floor (south wing)	1,575 sq ft	146.3 sq m
Total	6,850 sq ft	636.3 sq m

TERMS

Available on new leases direct with the Landlord for a term to be agreed. Rent on application.

VIEWING

By appointment through sole agents.



CONTACT

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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 V.A.T unless otherwise stated. January 2010

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