

# OFFICE SUITE TO LET/ FOR SALE

568 sq ft | (52.80 sq m)



The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire - WD17 1HZ

**01923 210810**

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**15 PARK PLACE, NEWDIGATE ROAD, HAREFIELD, UXBRIDGE, UB9 6EJ**

## LOCATION

The property is located within Park Place, a small office development located in Harefield approximately 0.3 miles away from Harefield village centre.

The premises are only 3.2 miles from Junction 17 of the M25 and are well situated for access to London. Both Uxbridge and Rickmansworth are nearby, providing overground and underground services.

## DESCRIPTION

The property comprises a two storey office building with a shared entrance on the ground floor leading up to the office suite situated on the first floor. The office accommodation is modern and open plan, benefiting from having a kitchen, WC facilities and air conditioning.

## ACCOMMODATION

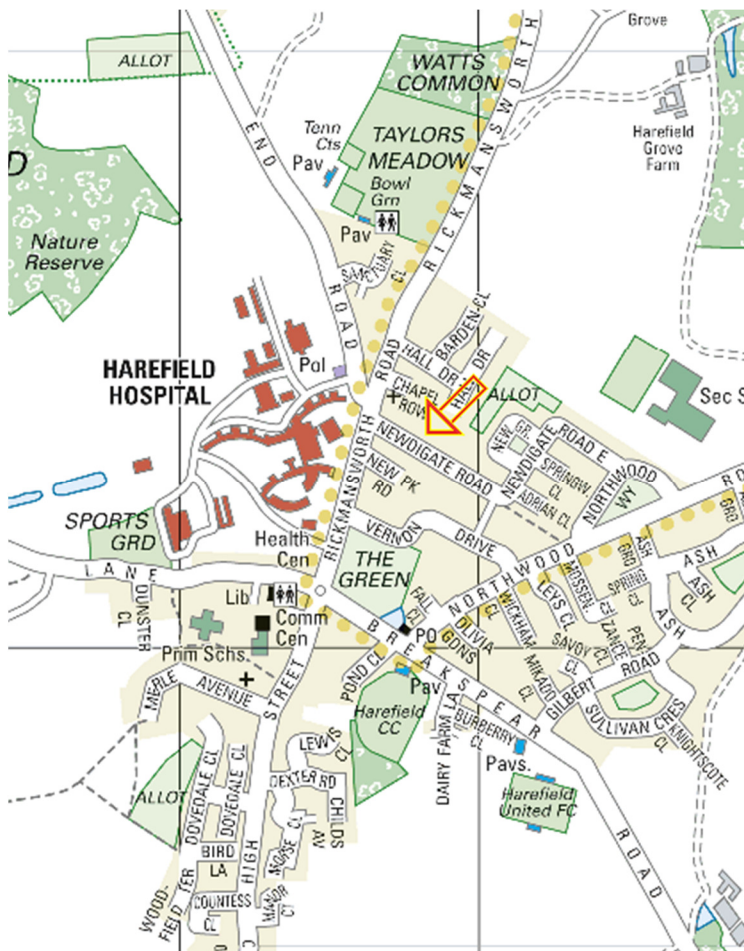
	sq ft	sq m
<b>First Floor Office</b>	568	52.80

**VIEWING** | Strictly by appointment through this office with:

Tim Howlings  
**01923 205524**  
[tim.howlings@brasierfreeth.com](mailto:tim.howlings@brasierfreeth.com)

Jack Woolf  
**01923 205500**  
[jack.woolf@brasierfreeth.com](mailto:jack.woolf@brasierfreeth.com)





## AMENITIES

- Air conditioning
- Perimeter trunking
- Carpeting throughout
- Cat II lighting
- Kitchen & WC facilities
- Open plan
- Intercom system
- 2 parking spaces

## TENURE

The property is offered either to let on terms to be agreed or to purchase (by way of a long leasehold of 990 years).

## RENT

£13,000 per annum / £200,000 exclusive of VAT (if applicable)

## RATES

**Subject to meeting certain criteria, occupants are likely to benefit from 100% business rates relief.**

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (London Borough of Hillingdon – 01895 250111).

## EPC RATING

Energy Performance Rating: D89

26 10 17

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