

84 UXBRIDGE ROAD

EALING • WEST LONDON • W13 8RA

HOME

DESCRIPTION

TERMS & LOCATION

CONTACTS

Offices To Let

205 sq ft - 2,064 sq ft



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84 Uxbridge Road is a purpose built five storey office building with modern entrance hall, reception area, lift and stairs to the upper floors. The available space has just undergone a full refurbishment. The property is located on the north side of Uxbridge Road, close to the junction with Arden Road. Communications are excellent with the property being only a short distance to the A406 North Circular Road, the A40 to the North and the M4 to the South. Ealing Broadway is approximately 12 minutes walk providing excellent shopping and restaurant facilities along with a mainline station with services from both London Underground and rail, serving central London (and future Crossrail services to Heathrow).



- Small suites from 143 sq ft
- Larger suites from 975 sq ft - 2,064 sq ft
- Manned reception
- Kitchen facilities
- Perimeter trunking
- Suspended ceilings
- Refurbished WC's
- On-site car parking
- Excellent transport links



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Rent

Upon application.

Terms

A new Full Repairing and Insuring lease for a term by arrangement.

Service Charge

Details of service charge and insurance available on request.

VAT

VAT is applicable.

Business Rates

We suggest prospective tenants make enquiries of the London Borough of Ealing, Business Rates Department on 020 8825 7020 for confirmation of rateable values.

Legal costs

Each party responsible for their own legal costs.

Viewing

Strictly by appointment through joint Sole Agents.

EPC

The office suites have an EPC rating of 91, which falls within band D. Certificate available upon request



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LONDON &
CAMBRIDGE
PROPERTIES

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MISREPRESENTATION ACT: These particulars have been produced as a general guide and do not form part of a contract. All liability arising from these particulars is hereby excluded. APRIL 2013. Design The Orange Room 0208 423 9555

www.84uxbridgeroad.co.uk

