



HERTZ HOUSE

VINE STREET UXBRIDGE UB8 1QE

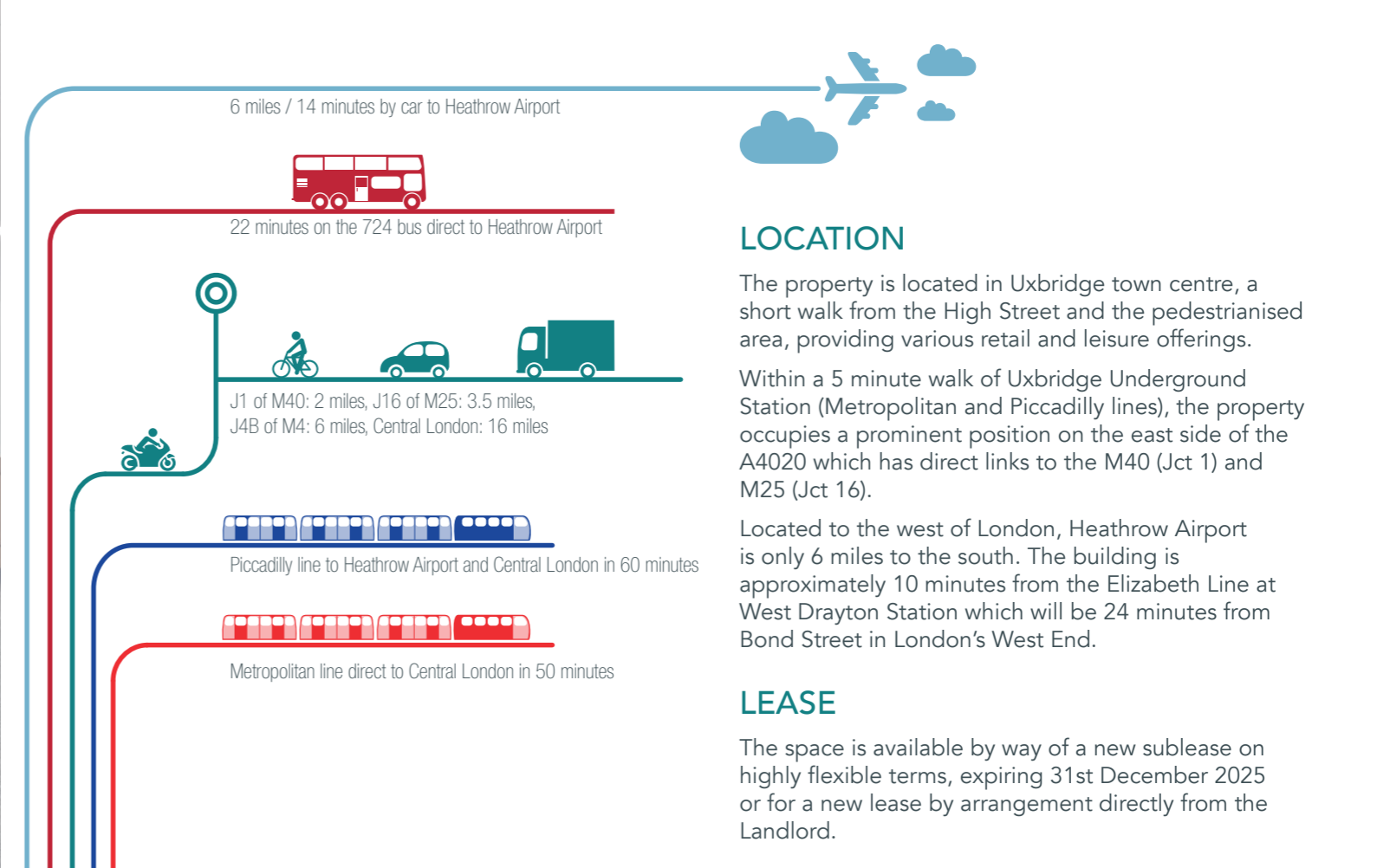


TO LET ON FLEXIBLE TERMS

4,000 sq ft to 17,909 sq ft
(371.6 sq m to 1,663.8 sq m) GIA



ACCOMMODATION
FIRST FLOOR: 4,000 – 17,909 SQ FT
 INDICATIVE CGI



LOCATION

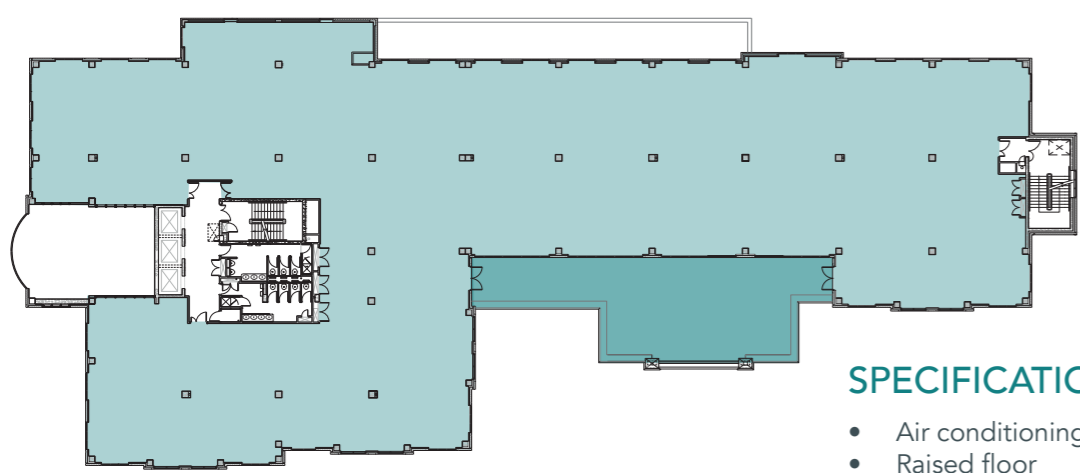
The property is located in Uxbridge town centre, a short walk from the High Street and the pedestrianised area, providing various retail and leisure offerings.

Within a 5 minute walk of Uxbridge Underground Station (Metropolitan and Piccadilly lines), the property occupies a prominent position on the east side of the A4020 which has direct links to the M40 (Jct 1) and M25 (Jct 16).

Located to the west of London, Heathrow Airport is only 6 miles to the south. The building is approximately 10 minutes from the Elizabeth Line at West Drayton Station which will be 24 minutes from Bond Street in London's West End.

LEASE

The space is available by way of a new sublease on highly flexible terms, expiring 31st December 2025 or for a new lease by arrangement directly from the Landlord.

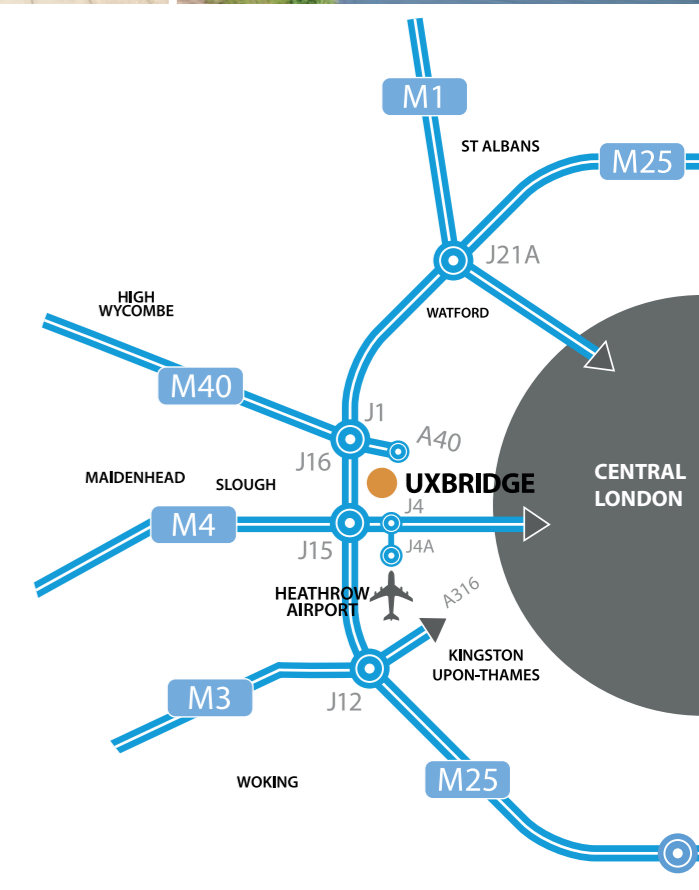
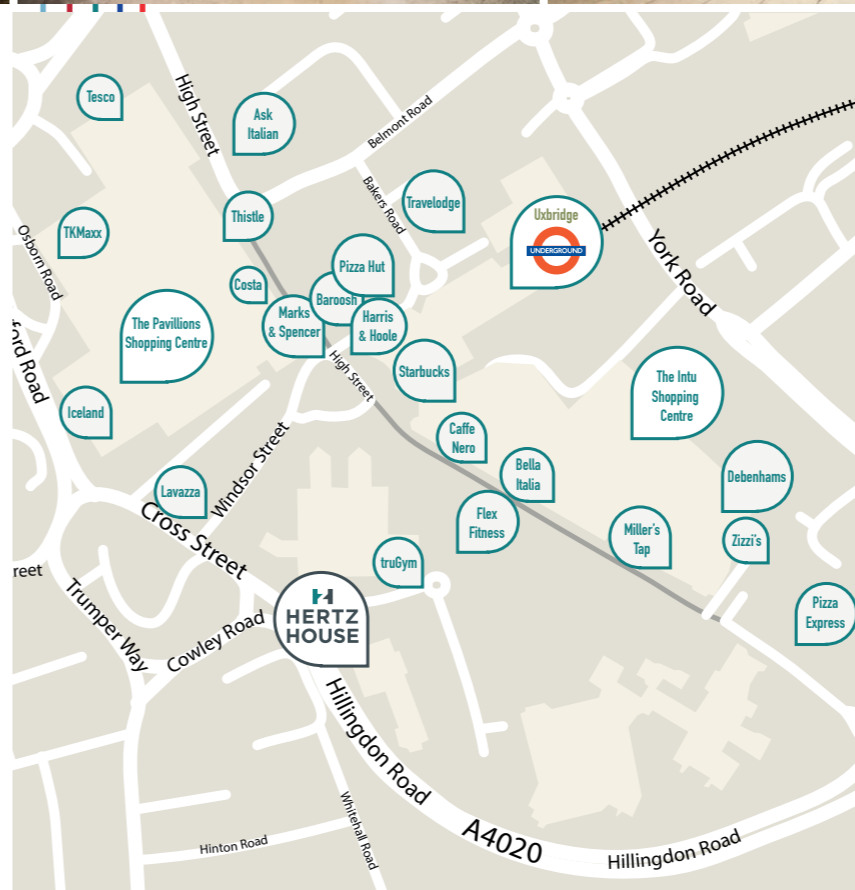


DESCRIPTION

The space available is on the first floor and can be let as a whole or split into smaller suites. The floor has the benefit of being mainly open plan with several individual meeting rooms / boardrooms.

SPECIFICATION

- Air conditioning
- Raised floor
- Metal tiled suspended ceiling
- CAT 6 cabling
- Private offices / meeting rooms
- On-site café
- Private outdoor terrace
- 3 x passenger lifts
- EPC Rating: E
- Good supply of on-site parking





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VIEWING

Strictly by appointment through joint sole agents



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