

**ROYAL HOUSE
CENTRAL UXBRIDGE**

High quality town centre
air conditioned offices
5,436 sq ft - 16,450 sq ft
To Let
Exceptional car parking
at 1:269 sq ft

www.royalhouse-uxbridge.co.uk

Vine Street,
Uxbridge UB8 1QE

Royal House occupies a very prominent position in Uxbridge town centre directly opposite the Intu Shopping Centre, fronting onto the attractive pedestrianised section of the High Street with a wide variety of cafés and retail amenities, a short walk to the underground station.

Location

Royal House is located within Uxbridge's most central business area.

The underground station (Metropolitan & Piccadilly lines) is a 3 minute walk from the property.

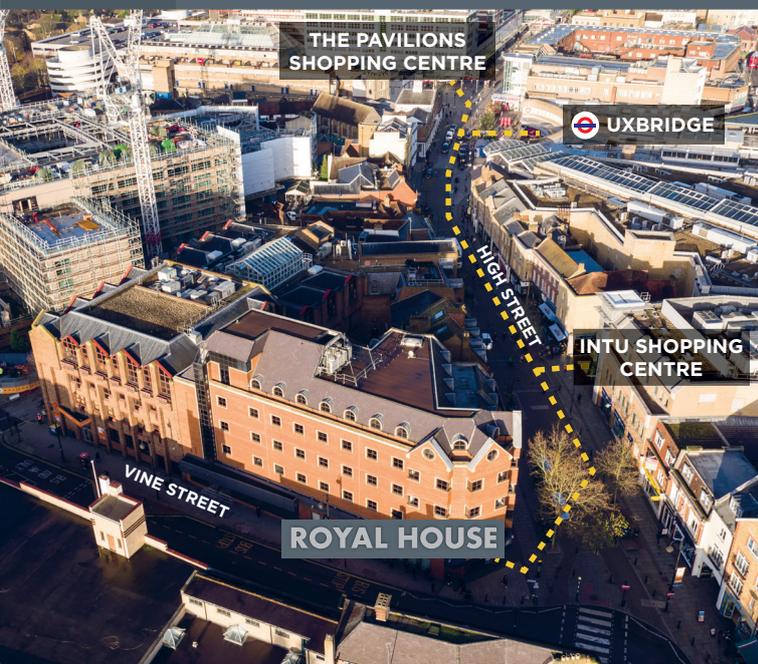
Uxbridge is well located just off Junction 1 of the M40 motorway, approximately 3 miles from the M25 and 4 miles north of the M4 and Heathrow airport.

The Uxbridge ring road is within 50 metres of the building.

Description

Royal House is a modern four storey office building.

Each floor provides light and spacious offices with excellent car parking. The second floor is fully refurbished to a high standard, the first & third floors are due to undergo a comparable refurbishment.



Amenities

- Building Commissionaire
- 2 passenger lifts
- Male/female WC's on each floor
- VRF air conditioning
- Metal suspended ceilings
- LG7 integral lighting
- Underfloor and perimeter trunking
- High quality carpeting

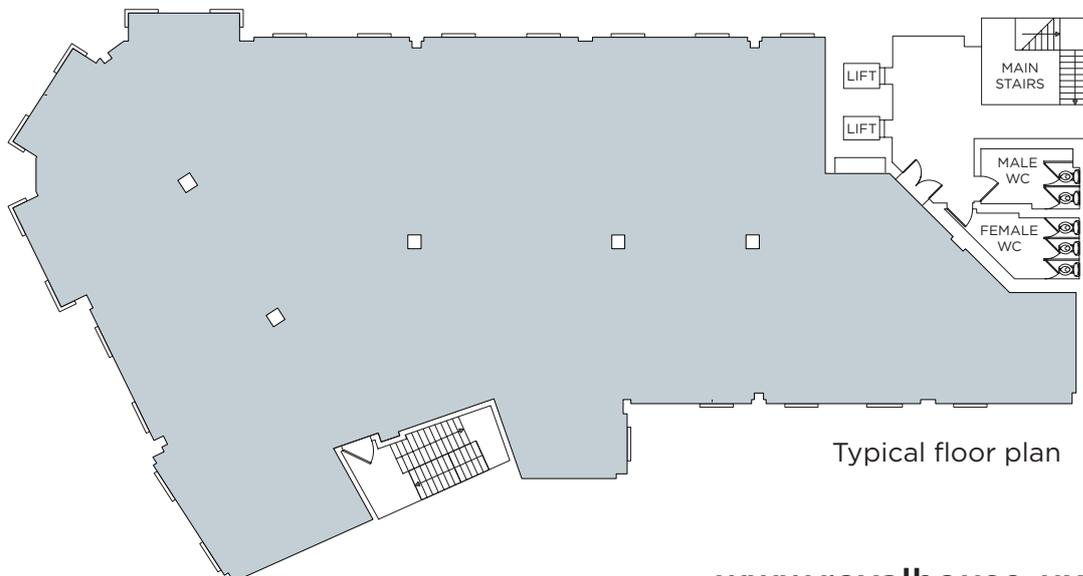
Car Parking

12 spaces per floor on site and 8 spaces per floor off site offering an exceptional ratio of 1 space to 269 sq ft.

Floor Areas (IPMS 3)

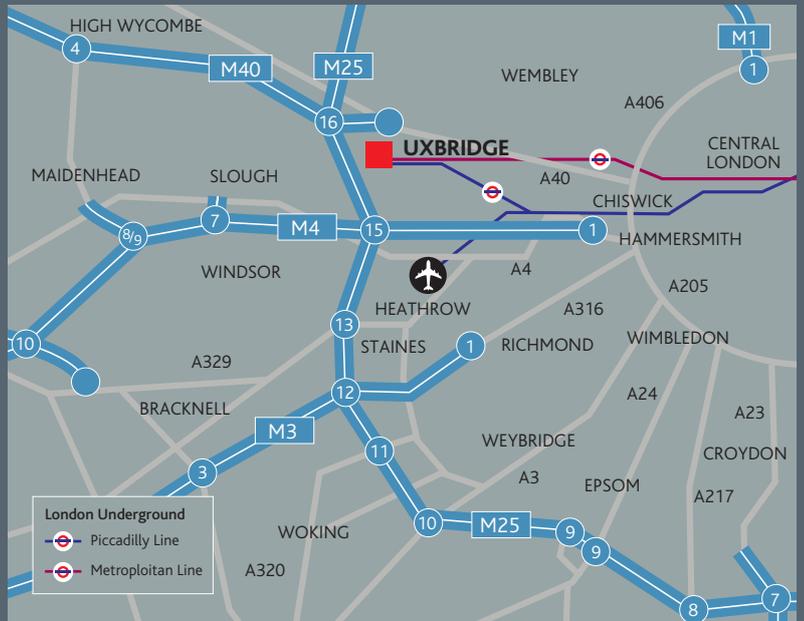
Floor	sq ft	sq m
Third	5,436	505.0
Second	5,507	511.6
First Floor	5,507	511.6
Total	16,450	1,528.2

EPC - The first and third floors are due to be upgraded to match the specification of the second floor. This has already undergone a refurbishment programme and now benefits from an EPC rating of 40B.



Typical floor plan

Vine Street,
Uxbridge UB8 1QE



Communications

By Road:

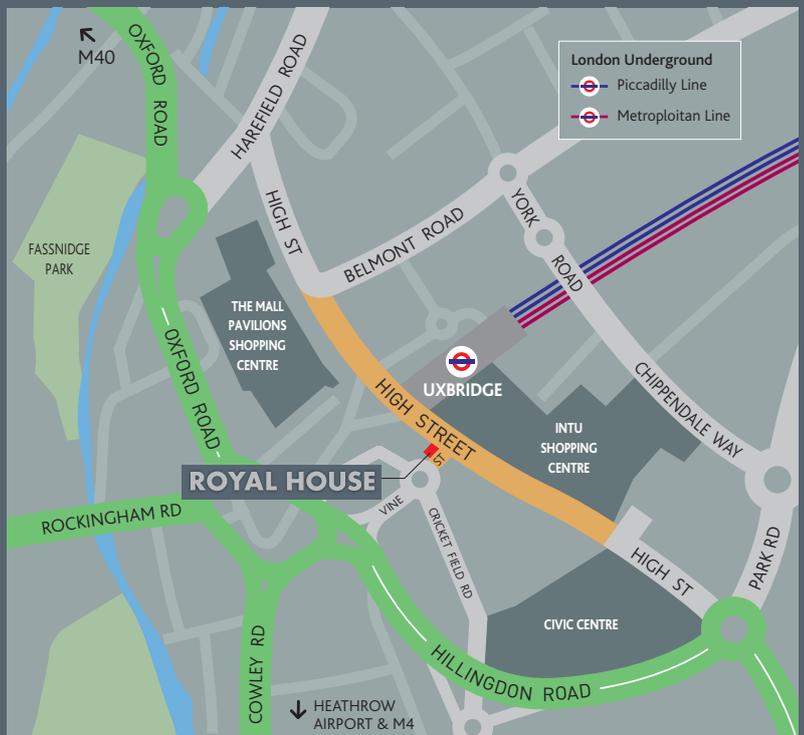
M25 Junction 16	3 miles
Heathrow Airport Terminals 1, 2 & 3	7 miles
Central London	17 miles
Oxford	43 miles
Birmingham	110 miles

By Underground:

Metropolitan Line
Piccadilly Line

By Bus:

The bus station is a 5 minute walk to the building with 10 bus routes connecting the local area.



www.royalhouse-uxbridge.co.uk

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Terms

The accommodation is available to let either on a floor by floor basis or combined on a full repairing and insuring lease for a term to be agreed.

Viewing

Strictly by appointment through the joint sole agents.



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