



40 New Windsor Street

Uxbridge, UB8 2TU

Freehold Office Building with parking to front.

1,822 sq ft

(169.27 sq m)

- Two storey office building (Use Class E)
- Uxbridge Underground Station (0.3 miles away)
- EPC rating D
- Ideal for an owner occupier or developer.

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Summary

Available Size	1,822 sq ft
Price	£725,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	911	84.63	Available
1st	911	84.63	Available
Total	1,822	169.26	

Description

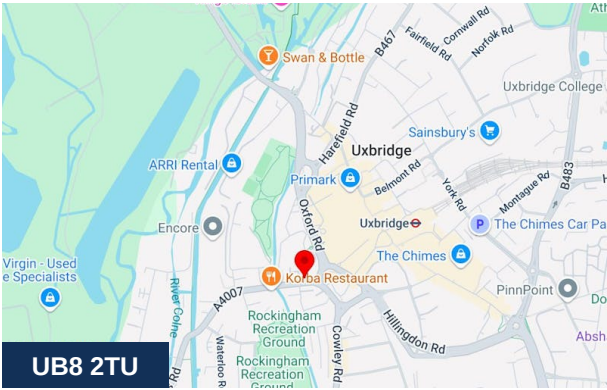
The building comprises a two storey office building, offering a well configured layout suitable for a variety of commercial tenants. The ground floor benefits from a welcoming reception area with a smaller office to the rear, alongside a meeting room, WC facilities, and a kitchenette. The first floor features two larger office spaces, a further two private rooms, and a storage area. To the front of the building there is parking for 2 vehicles.

Location

This property is situated on New Windsor Street, a short walk from The Pavilions Shopping Centre offering immediate access to many local amenities. Furthermore, Uxbridge Underground Station (Metropolitan and Piccadilly lines) is within 10 minutes on foot (0.3 miles away), providing excellent links to Central London, while the A40, M25, and M4 are easily accessible for drivers.

Terms

The freehold interest of the building is to be sold subject to a Tenancy At Will of the first floor to Hillingdon Mind Charity to expire no later than November 2025 or earlier by mutual agreement.



Viewing & Further Information



Finlay Milnes
020 8429 9009 | 07522 700 508
finlay@davidcharles.co.uk



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

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