

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

TO LET

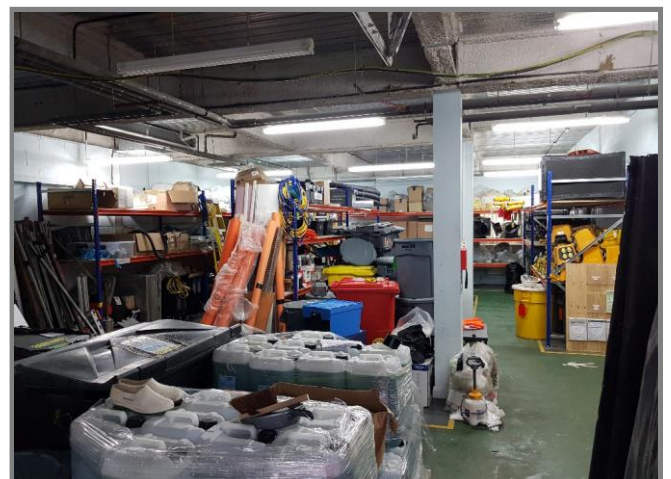
**PURPOSE BUILT MODERN TWO STOREY
50/50 BUSINESS UNIT**

➔ 3923 SQFT



**UNIT 5 SWAN WHARF
WATERLOO ROAD
UXBRIDGE
MIDDX
UB8 2RA**

➔ Rent: £45,000 per annum



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DESCRIPTION

The unit comprises a modern purpose built unit of brick and block elevations with profile metal cladding. The premises provide ground floor storage warehouse with first floor offices with 7 allocated car spaces.

LOCATION

Unit 5 Swan Wharf is situated off Waterloo Road approximately 1 mile from Uxbridge Town Centre.

Uxbridge town centre benefits from the underground station (Piccadilly & Metropolitan Lines) and bus terminus. The town centre also benefits from good shopping and leisure facilities.

Uxbridge itself lies two miles south from Junction 1 of the M40, 3 miles from Junction 16 of the M25 and 4 miles from Junction 4 of the M4 which links directly to Heathrow Airport.

FLOOR AREAS

Property comprises:

Ground Floor	1,959 sqft
First Floor	1,964 sqft
TOTAL	3,923 sqft

TERMS

A new lease is available direct from the landlord for a term to be agreed at a rent of £45,000 per annum.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property is not elected for VAT.

RATES

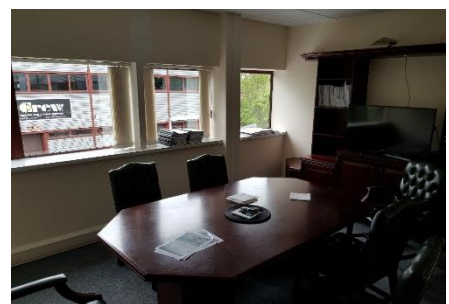
The premises are shown as having a rateable value of £32,750. Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

EPC

Energy Performance Asset Rating:
D 81

VIEWING

For additional information or the opportunity to view contact either Mark Rose or Simon Williams on 01895 619890 or by email mark@rose-williams.co.uk simon@rose-williams.co.uk



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