

# **FOR SALE OR TO LET** 3,923 SQFT PURPOSE BUILT MODERN TWO STOREY 50/50 BUSINESS UNIT



UNIT 5 SWAN WHARF WATERLOO ROAD UXBRIDGE MIDDX UB8 2RA

www.swcpc.co.uk



### 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.

#### DESCRIPTION

The unit comprises a modern purpose built unit of brick and block elevations with profile metal cladding. The premises provide ground warehouse/offices with first floor offices with 9 car spaces.

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

#### TERMS

A new lease is available for a term to be agreed at a rent of £30,000 per annum.

Alternatively the freehold can be purchased for £400,000.

### RATES

The premises are shown as having a rateable value of  $\pm 31,750$ .

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

## **LEGAL COSTS**

Each Party to be responsible for their own Legal Costs.

#### VAT

VAT may be applicable to figures shown.

#### EPC

Energy Performance Asset Rating:

#### VIEWING

For additional information or the opportunity to view contact either Mark Rose or Simon Williams on 01895 619890 or by email

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