

**SIMON  
WILLIAMS**

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COMMERCIAL PROPERTY CONSULTANTS

# FOR SALE OR TO LET

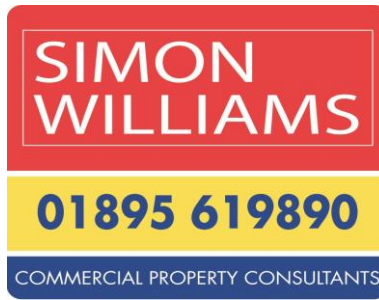
**3,923 SQFT**

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



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

[www.swcpc.co.uk](http://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.

|                     |                          |
|---------------------|--------------------------|
| Ground Floor        | 1,959 sqft               |
| First Floor         | 1,964 sqft               |
| <b><u>TOTAL</u></b> | <b><u>3,923 sqft</u></b> |

## 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 £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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