



Sanderson
Weatherall

FREEHOLD OFFICE FOR SALE (OR LEASE) - SUBJECT TO VACANT POSSESSION



40 LONG LANE, HILLINGDON, UXBRIDGE, UB10 0EG

sw.co.uk



B1 Planning Consent

Potential for alternative uses,
subject to planning consent

Location

The property is located approximately 2 miles south east of Uxbridge on the A437, a short distance from the junction with Uxbridge Road. Long Lane provides access to the A40 (Western Avenue) which connects with the M40.

Description

Office building arranged on ground and first floors with a detached garage and gardens to the front and rear. Comprises an office and kitchen on ground floor with further offices and WC's on first floor. The property may be suitable for other uses, subject to planning consent.

Tenure

The property is available freehold, currently subject to a Lease, which is to be surrendered simultaneous with the sale of the property to provide vacant possession. Alternatively, the property is available on the basis of an assignment of a 10 year FRI Lease from 16th October 2011, subject to an outstanding rent review from 16th October 2016 at a rent of £30,000 pax.

Price

£900,000.

Rates

Rateable Value: £27,500

Rates Payable (2018/2019): £13,200

Energy Performance Certificate (EPC)

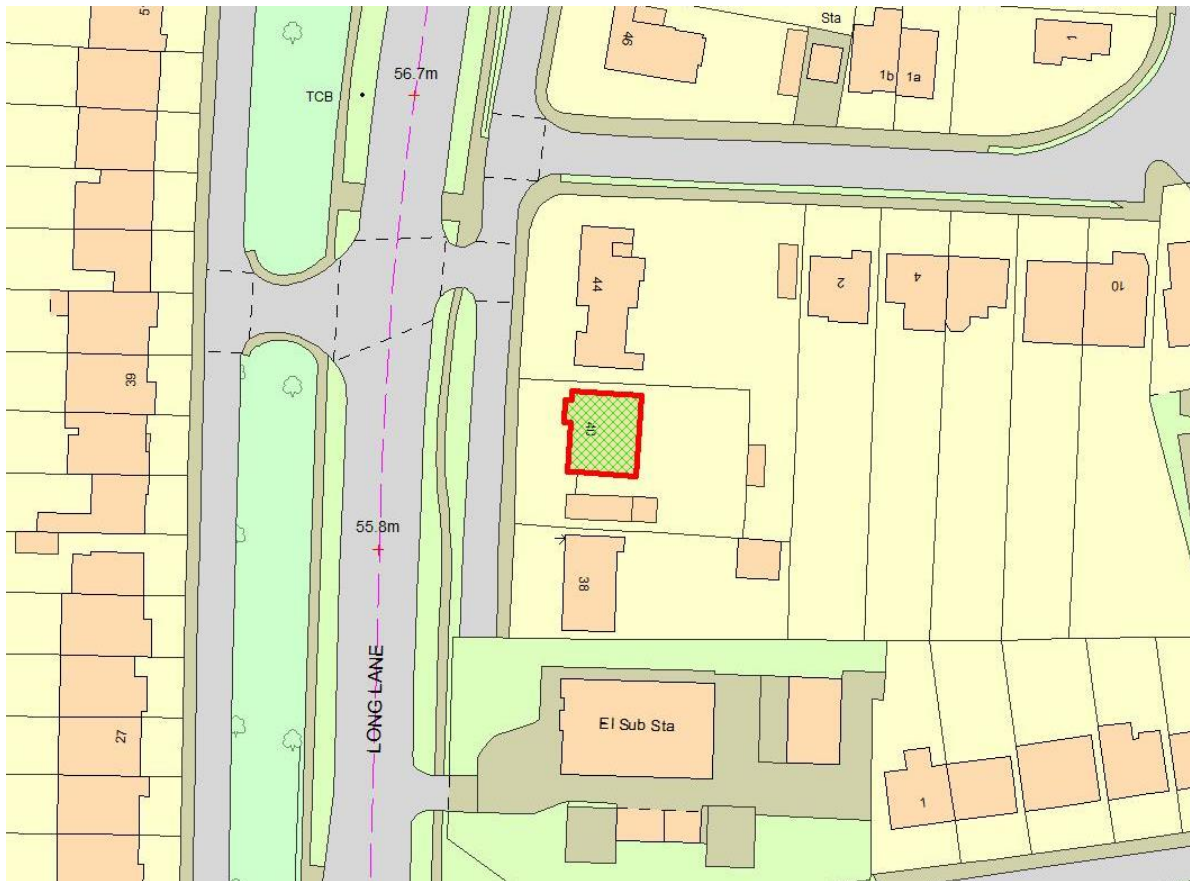
A full copy of the EPC is available upon request.

VAT

All prices quoted are exclusive of VAT (if applicable).

Accommodation

	Metric	Imperial
Ground Floor:	87.26 sq m	939 sq ft
First Floor:	78.3 sq m	843 sq ft
Total	165.56 sq m	1,782 sq ft
Garage (GEA):	33.05 sq m	355 sq ft



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