



**LEASE FOR SALE
SELF-CONTAINED
OFFICE BUILDING**

**PROMINENT
ROADSIDE
LOCATION**

**40 LONG LANE
HILLINGDON
UXBRIDGE
MIDDLESEX
UB10 0EG**

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, e.g. D1, subject to planning and Landlord's 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. To the north of the property, Long Lane provides access to the A40 Western Avenue which in turn connects with the M40.

Lease

The property is held on a 10 year FRI Lease from 16th October 2011 subject to an outstanding rent review from 16th October 2016. The Lease is within the Landlord & Tenant Act 1954.

Rent

£30,000 per annum exclusive, subject to an outstanding rent review from 16th October 2016

Accommodation

Description	Sq M	Sq Ft
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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Rateable Value

2017 Assessment: £27,500

EPC

A copy of the Energy Performance Certificate is available upon request.

Terms

Offers are invited for an assignment of the Lease.

Viewing and Further Information

**Strictly by appointment through sole agents,
Sanderson Weatherall LLP**

Contact: Paul Moody
Tel: 020 7851 2129
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