



CHAPLIN HOUSE

WIDEWATER PLACE
DENHAM UB9 6NS



COMPREHENSIVELY REFURBISHED OFFICE SET WITHIN A
FULLY LANDSCAPED BUSINESS CAMPUS WITH ON-SITE CAFÉ

2,690 – 9,681 SQ FT (250 – 899 SQ M) TO LET



WIDEWATER PLACE IS A MODERN DEVELOPMENT OF THREE SELF-CONTAINED OFFICE BUILDINGS.

The landscaped business campus lies alongside the Grand Union Canal and is home to corporate tenants including Budgens, BIC and Norgine Pharmaceuticals. The buildings are arranged around a contemporary cafe facility with car parking surrounding the buildings. The vacant office has been recently comprehensively refurbished.



CENTRAL
CAFÉ

EXCELLENT
CAR PARKING
RATIO OF
1:215 SQ FT

REFURBISHED
OFFICE
ACCOMMODATION

LANDSCAPED
SETTING



CHAPLIN HOUSE

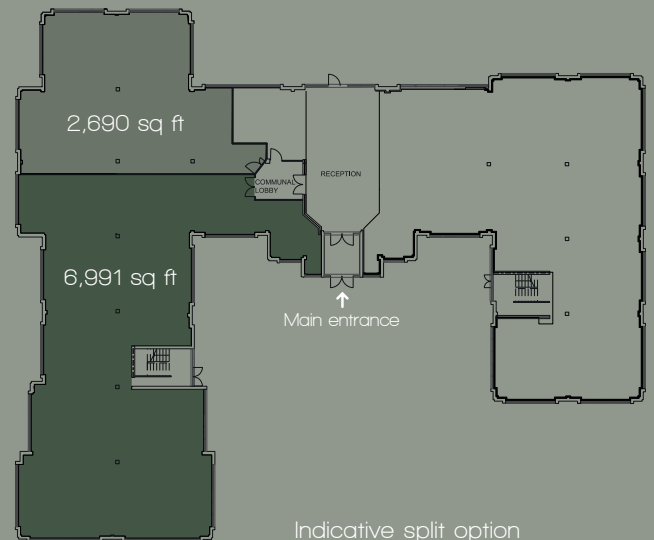
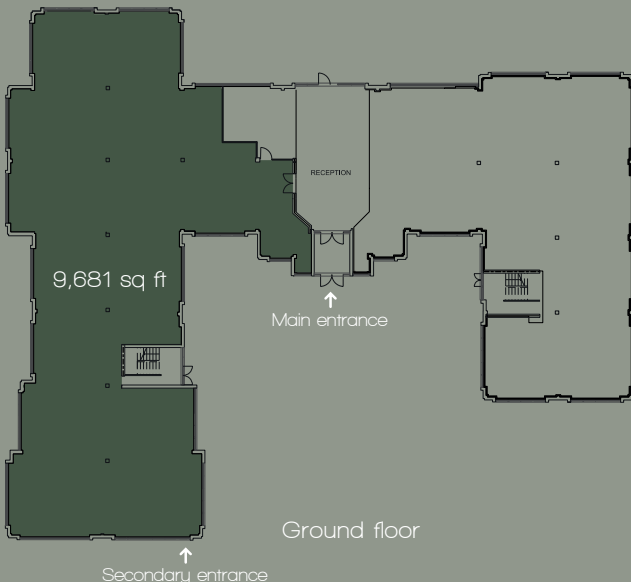


HIGH QUALITY REFURBISHED OFFICE SPACE SITUATED OVER THE GROUND FLOOR AND IS AVAILABLE IN SUITES FROM 2,690 - 9,681 SQ FT (250 - 899 SQ M)

SPECIFICATION

Parking allocation of c.1:215 sq ft.

- 4 pipe fan coil air conditioning
- New M&E throughout suite
- Metal suspended ceiling
- Full access raised floors
- On-site Café
- 45 car parking spaces (1:215 sq ft)
- Refurbished reception
- Landscaped setting
- 24/7 on-site security
- Ability to create own entrance





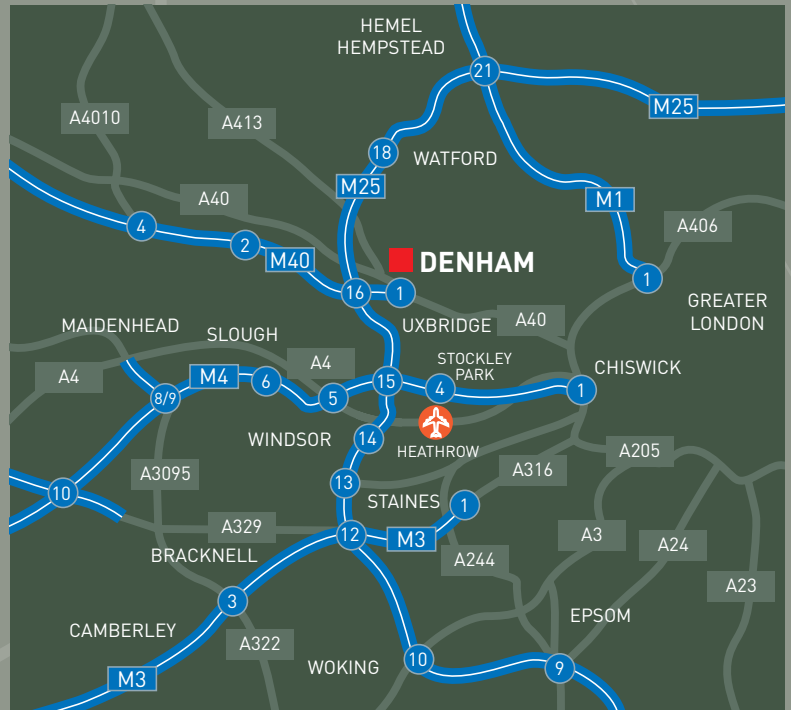
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LOCATION

Widewater Place is prominently situated approximately 2.5 miles north of Uxbridge on Moorhall Road and approximately a mile from Denham Mainline Railway Station which provides fast and frequent services to London Marylebone with a best journey time of 22 minutes.

Access to the A40 and J1 of the M40 motorway linking London and the West Midlands is approx. 5 minutes' drive, reached via the A412 Denham Way. The M40 has an intersection with the M25 London Orbital Motorway at J1A (M25 J16).



SAT NAV REF: UB8 6NS



TRAVEL

ROAD	(miles)	RAIL	(minutes)
M40 Junction 1	2.5	Gerrards Cross	5
M25 Junction 16	3.5	Wembley Stadium	10
Uxbridge	3.5	High Wycombe	16
Gerrards Cross	4.5	London Marylebone	19
Watford	7.5		
Heathrow	9.5		
M1	17		
Central London	20		

TERMS

New leases are available for a term by arrangement

VIEWING

Further information please contact the joint letting agents.

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