

- High Street fronting unit
- Potential for outside seating
- Close to Uxbridge Tube Station, with 7.5 million passengers each year.



LOCATION

Intu Uxbridge is located next to the tube station, which handles more than 7.5m passengers each year on the Piccadilly and Metropolitan lines, and is also within close proximity to the M40/A40.

The scheme houses 72 shops and restaurants and has an annual footfall of over 12 million. Key tenants include: Debenhams, Decathlon, Boots, H&M, Next, New Look, Waterstones and River Island. The centre is also home to West London's only IMAX Cinema. Existing restaurants include **Pizza Express, Nando's, Zizzi's, and Wagamama.**

Uxbridge is a popular office destination, with over 40,000 workers across 1 million sq ft of offices. Coca Cola, Cadburys, Compass Group, Hertz, Xerox have their head offices located here.

Brunel University's campus is located in Uxbridge, and has over 25,000 students enrolled.

ACCOMMODATION

The premises is arranged over the ground floor comprising the following approximate net internal floor areas:

Ground Floor	2,529 sq ft	235 sq m
Mezzanine	1,281 sq ft	114 sq m
Total	3,810 sq ft	317 sq m

TENURE

The units are available by way of a new 20 year Full Repairing & Insuring lease, subject to 5 yearly upward only Rent Reviews, contracted outside of the Landlord and Tenant Act 1954.

RENT

Upon application.

RATES

Interested parties should make their own enquiries to the Valuation Office Agency or Hillingdon Borough Council. The below however provides a current rates estimate:

Rateable Value	£113,850
Rates Payable	£56,952

USE

The property benefits from A3 use of the Town & Country Planning (Use Classes) Order 1987.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

CONTACT US

All appointments to view must be Arranged via agents Colliers International, through:

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Lower mall



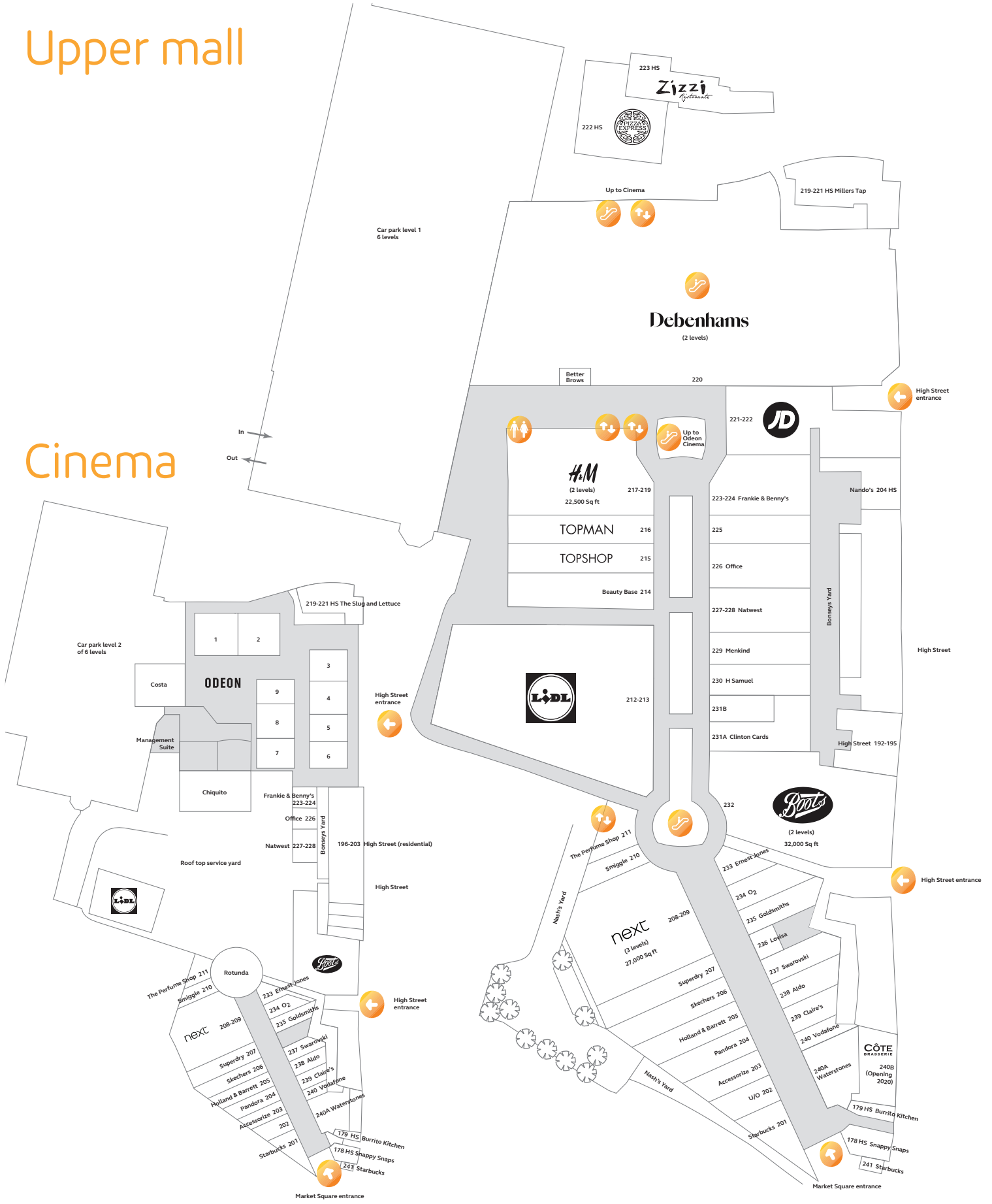
Key






-  Entrance
-  Car park
-  Lifts
-  Escalators
-  Stairs
-  Toilets

As at 6 February 2020

Upper mall

Cinema



-  Entrance
-  Car park
-  Lifts
-  Escalators
-  Stairs
-  Toilets

