

**ROSE
WILLIAMS**

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www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

FOR SALE

SELF CONTAINED OFFICE BUILDING FOR
OWNER OCCUPATION OR POTENTIAL
REDEVELOPMENT SUBJECT TO PLANNING

➔ 4,460 SQFT



HILL HOUSE
118 HIGH STREET
UXBRIDGE
MIDDX
UB8 1JT

➔ 11 CAR SPACES



DESCRIPTION

The property comprises a self-contained office building with 11 car spaces to the rear. The front period building is Grade II listed with a rear modern extension with a link block.

The rear section provides mostly open plan offices with suspended ceilings, recessed lighting, Daiken Wall and Ceiling mounted AC and carpeting.

The front period building comprises individual offices with plastered ceilings most with fireplaces, Daiken floor mounted AC units, coving and paneling.

The entire building has a wet central heating system serving radiators in each room.

The building lends itself to owner occupation as offices or for redevelopment into a mix of commercial and residential space. To this end the owners have been exploring a scheme to provide 6 residential units along with retained commercial space within the ground floor front section of the period building. Indicative plans are available for inspection.

FLOOR AREAS

Reception	120 sqft
Ground Floor Rear	1,138 sqft
Ground Floor Front	775 sqft
First Floor Rear	1,142 sqft
First Floor Front	828 sqft
Second Floor	380 sqft
Basement Storage	77 sqft

TOTAL 4,460 sqft

There are Male and Female WC's on the second floor along with a kitchenette

There are further Male and Female WC's in the basement.

On the ground floor is a disabled WC.

LOCATION

The premises are located at the end of the High Street with ground floor entrance and reception from Harefield Road.

The High Street is located a short walk from the Underground Station (Piccadilly & Metropolitan Line) and Bus Interchange and all the towns retail and leisure facilities.

Access is easily gained to the M40, M4 and M25 motorway as well as Heathrow Airport.

TERMS

The freehold is available and unconditional offers are sought in excess of £1.25M.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT may be applicable to figures shown.

RATES

The Property has a rateable value of £58,000 and potential occupiers should enquire of Hillingdon Borough Council as to the actual business rates payable.

EPC

Energy Performance Asset Rating:

VIEWING

For additional information or the opportunity to view contact either

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