

**ROSE
WILLIAMS**

01895 619890

www.rose-williams.co.uk

COMMERCIAL PROPERTY CONSULTANTS

FOR SALE

NEW BUILD OFFICE UNIT

➔ 2,104 SQFT (GIA)

➔ CANAL SIDE



**WATERLOO WHARF
WATERLOO ROAD
UXBRIDGE
MIDDX
UB8 2QX**

➔ New Build



DESCRIPTION

Waterloo Wharf comprises an exciting new apartment development which includes a commercial office unit in this iconic new landmark building. The unit is over 3 floors and will be finished to shell and core.

The Scheme is due for completion June 2019

FLOOR AREAS

Grd 460 sqft
First 819 sqft
Second 825 sqft

TOTAL 2,104 SQFT
Gross Internal

LOCATION

Waterloo Wharf is situated off Waterloo Road in Uxbridge in a desirable location alongside the Grand Union Canal adjacent to the new Premier Inn and Beefeater and close to Uxbridge Town Centre's amenities.

Uxbridge has excellent transport links via the M40, M25 and M4 motorways, Heathrow Airport and central London.

Uxbridge Underground Station, which is within 9 minutes walk, provides services to central London via the Piccadilly and Metropolitan Lines.

TERMS

Available on a long leasehold basis of 125 years.

Offers in region of £550,000

Alternatively the offices may be available to let full terms on application.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

VAT will apply to figures shown.

RATES

Business Rates are to be assessed.

SERVICE CHARGE

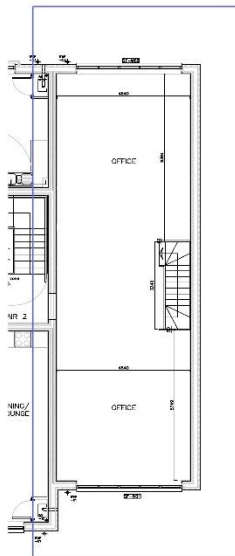
A service charge will be levied to cover common costs shared with the occupiers of the remainder of the building.

EPC

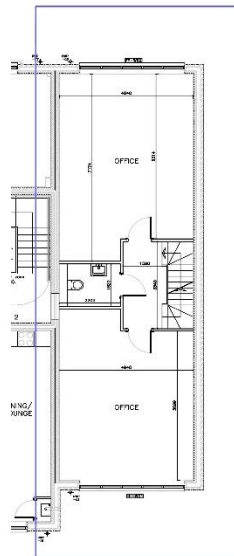
Energy Performance Asset Ratings to be provided

VIEWING

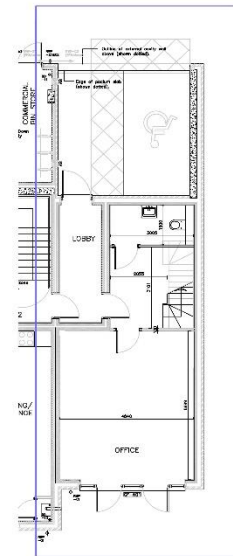
For additional information or the opportunity to view contact either Mark Rose or Simon Williams on 01895 619890 or by email mark@rose-williams.co.uk simon@rose-williams.co.uk



Second Floor



First Floor



Ground Floor

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