



TO LET Offices from
205 - 1,750 sq.ft (19 - 163 sq.m)

84 Uxbridge Road, Ealing, West London **W13 8RA**

www.84uxbridgeroad.co.uk

- Flexible rental terms
- Refurbished common areas
- High class offices
- Competitive rates

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CLIVE & CO**
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**Michael
Rogers**
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LCP
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DESCRIPTION

The property is a purpose built five storey office building with modern reception area, lift and stairs to the upper floors. The available space has recently been refurbished, each suite has: suspended ceilings with inset lighting, heating, perimeter trunking, carpets and provides good natural light.

LOCATION - DA15 7EJ

The property is located on the north side of Uxbridge Road, close to the junction with Arden Road. Communications are excellent being only a short distance to the A406 North Circular Road, the A40(M) to the North and the M4 to the South. Ealing Broadway is approximately 12 minutes walk providing excellent shopping and restaurant facilities along with a mainline station with services from both London Underground and rail, serving central London (and future Crossrail services to Heathrow).

ACCOMMODATION (approximate GIA)

	sq.ft	sq.m
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RENT & RATES

Available on application. The property is elected for VAT. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

SERVICE CHARGE & INSURANCE

The offices participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

The offices have an EPC rating of 91, Band D
Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.



VIEWING

Strictly via prior appointment:



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