



FLEXIBLE LEASE TERMS AVAILABLE

# TO LET

Offices from

**143-2,099** sq.ft

(13-195 sq.m)

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

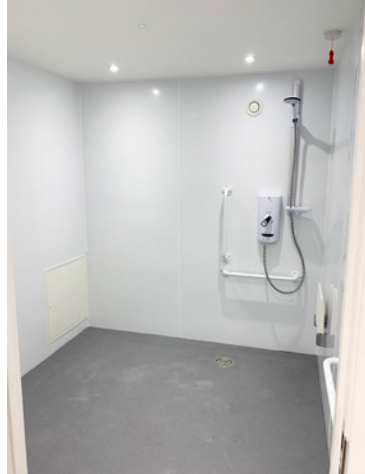
[www.84uxbridgeroad.co.uk](http://www.84uxbridgeroad.co.uk)

- Flexible rental terms
- Refurbished common areas
- High class offices
- Competitive rates
- Suites configured to create larger spaces

## LCP

**020 7233 5255**  
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84 Uxbridge Road, Ealing, West London W13 8RA



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## Description

- Flexible lease terms
- Suites can be configured to create larger spaces
- Lift and stairs to the upper floors
- Refurbished showers and meeting room
- Suspended ceilings with inset lighting
- Perimeter trunking
- Carpeted throughout
- Secure on-site parking available
- Parking/cycle store

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

## 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. Rates are paid directly to the local council London Borough of Ealing on 0208 825 7020.

## 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 93, 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.

## Location - W13 8RA

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).

## Approximate Travel Distances

A406 North Circular Road	1.3 miles
M4	1.6 miles
Ealing Broadway	12 minute walk

Ealing Broadway is now connected by the new Elizabeth line.

## References

The granting of a lease will be subject to satisfactory references and accounts.

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