

Offices To Let

ENTIRE FIRST FLOOR

2,957sq.ft (274 sq.m)

**1st Floor
55 Uxbridge Road
Ealing
W5**

Location

Located on the south side of the Uxbridge Road, a short walk from Ealing town centre and Ealing Broadway Station, which provides Mainline Rail & Underground (Central and District Line) Services.

Ealing has good access to A4 and A40, which ensures quick access to M40, M4 and M25.

Description

2,957sq.ft of offices situated on the entire first floor. The suite includes 7 parking spaces and has the benefit of comfort cooling, suspended ceiling, perimeter trunking and recessed lighting, all comprehensively refurbished in 2006.

Lease

A new lease is available for a term to be agreed.

Business Rates

Rateable Value (2010)	£48,750
Est. Rates Payable (2011-12)	£21,300pa

Rent

£59,000pa (£19.95psf)

Service Charge

Estimated service charge £7.30psf.



Legal Costs

Each party to bear their own legal costs

EPC

Energy Performance Certificate is available on request.

Viewings

Strictly by Sole Agents:

Simon Harper
Jaggard Baker
01494 689614
Email: srh@jagbak.co.uk

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VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.