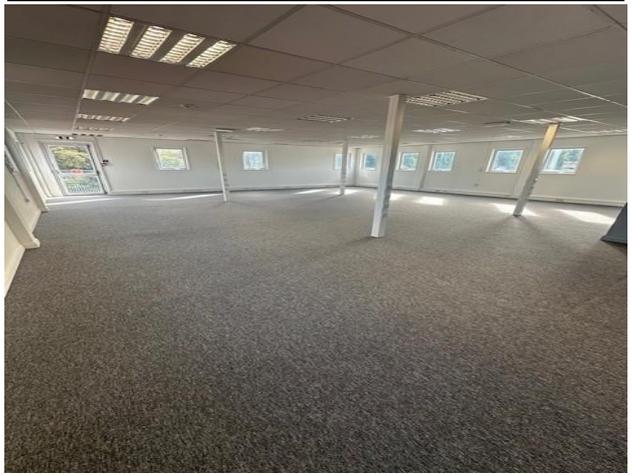




Wallingford Road Uxbridge UB8 2FR
A concreted and fenced yard with office/welfare facilities to let.



ACCOMMODATION:

Fenced and concreted yard

Modular two storey office with toilet facilities, offices accommodation and kitchens on both floors

	Sq m	Sq ft
Yard	3670	39500
Office	229.44	2464

EPC:

Asset ratings: 63C

PLANNING:

Planning history may be available through the Hillingdon Council planning portal.
Alternative uses may be considered subject to usual consents

BUSINESS RATES

Plot A at 47 Wallingford Road Uxbridge Middx UB8 2XS
Current rateable value is £78,000

TERMS

Available on a new lease on terms to be agreed.

Rent on application.

Estate/service charges apply.

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T. where payable.

VIEWING

Further details and arrangements to view are strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: kevin.nee@focuscommercial.com.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Buyers are recommended to take their own measurements and investigate planning consents and use.

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information