

# To Let

**Riverside House, Eskdale Road, Uxbridge, UB8 2RT**

7,279 sq ft (676.24 sq m) GIA

- LG2 lighting
- Recently refurbished
- Additional loading door could be provided



## Location

Eskdale Road is situated off Cowley Mill Road within Uxbridge Industrial Estate, under 1 mile from Uxbridge town centre. The location offers good access to the national motorway network with the M40 1.5 miles, M25 2.5 miles and the M4 5 miles distance. Heathrow Airport is within 7 miles. Uxbridge underground station provides Metropolitan and Piccadilly Line services to Central London.

## Description

### Specification

The property comprises a detached, brick built High Tech office building with double loading doors to the ground and first floors, accessed from the southern elevation.

The property has been refurbished to provide open plan offices on the first floor, benefitting from excellent natural light, raised floor access and comfort cooling. The ground floor can be used for storage or converted to provide additional office space. Further ground offices are also available to let in the next door building.

The property benefits from 7 car spaces to the front and 6 covered spaces to the rear as well as room for 2 vans.

### Amenities

- Raised floor to the offices
- Comfort cooling to the offices
- Kitchen
- 7 car spaces to the front and 6 covered car parking spaces
- Ground and first floor male and female toilets

### Accommodation

Description	sq ft	sq m
Ground Floor	3,175	295
First Floor	4,104	381
<b>Total</b>	<b>7,279</b>	<b>676</b>

## Lease

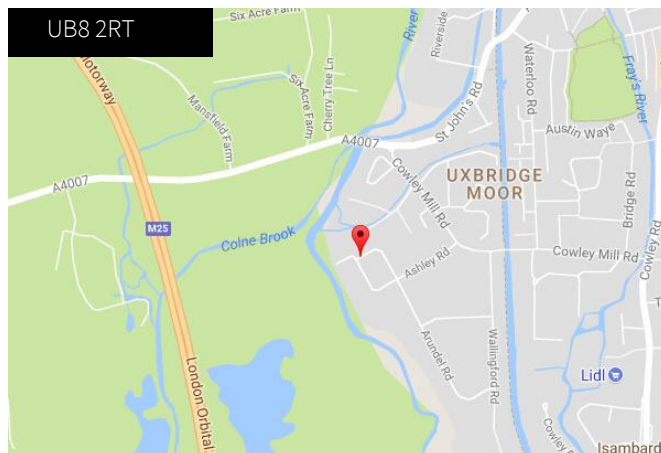
A new full repairing and insuring lease on terms to be agreed

## EPC

This property has been graded as 202 G.

## Rent

£56,000 per annum



## Contacts

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