



# SWAN HOUSE

COWLEY BUSINESS PARK

UXBRIDGE

**Refurbished office headquarters to let  
6,817 - 21,239 sq ft (633 - 1,973 sq m)**

Swan House has been comprehensively refurbished and provides a high quality, self-contained office building in an established business location.

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Cowley Business Park is a leafy urban business park off Cowley High Street (A408) in a picturesque location between Frays River and the Grand Union Canal. It lies in close proximity to Uxbridge town centre providing easy access to rail, bus and road networks as well as Heathrow airport.







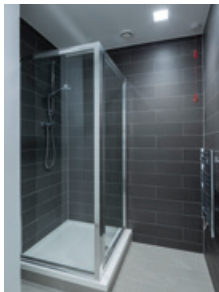
Reception area



The property is an attractive self-contained HQ building arranged over ground and two upper floors. The full height atrium and modern entrance lobby leads to high quality Grade A accommodation configured over flexible floor plates.



Second floor



The accommodation benefits from:

New VRF air-conditioning

Full access raised floors

Suspended ceilings with new lighting

New male & female WCs with shower facilities

New reception

90 car parking spaces (1:236 sq ft)

Landscaped setting

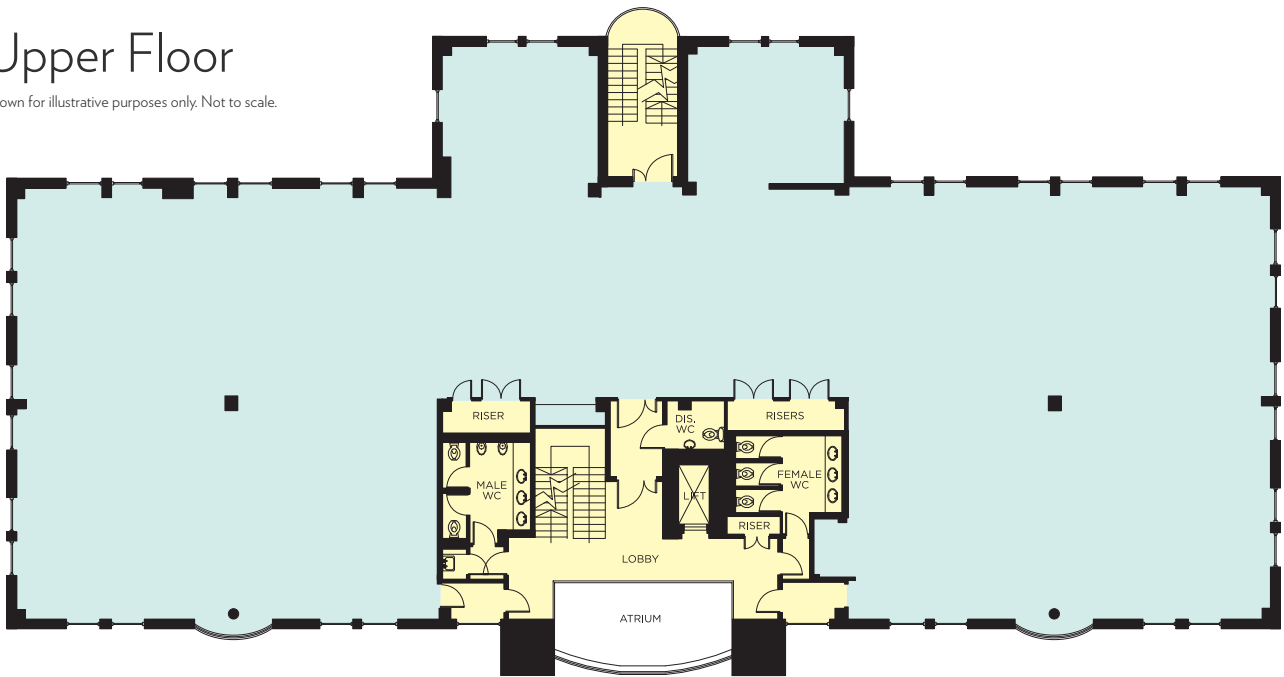




First floor

## Upper Floor

Shown for illustrative purposes only. Not to scale.



## Floor Areas

The property has been measured in accordance with IPMS 3 and provides the following floor areas:

Floor	sq ft	sq m
Reception	468	44
Ground	6,828	634
First	6,817	633
Second	7,127	662
<b>TOTAL</b>	<b>21,239</b>	<b>1,973</b>

The building benefits from 90 on-site car parking spaces providing an attractive car parking ratio of 1:236 sq ft





### EPC

EPC Rating: C (62)

### Viewing

For further information or to arrange an appointment to view Swan House please contact the joint sole agents.

### Terms

Flexible terms upon application.

[www.swanhouseuxbridge.co.uk](http://www.swanhouseuxbridge.co.uk)



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