

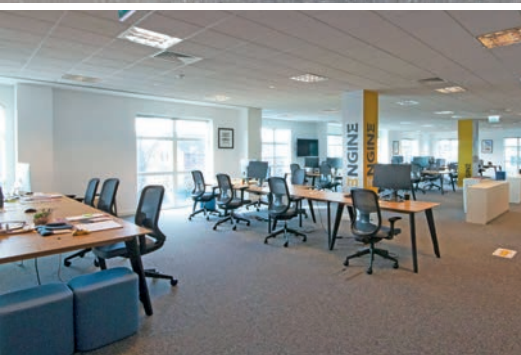


VINE STREET
UB8 1QE

**PROMINENT OFFICES TO LET
IN UXBRIDGE TOWN CENTRE**

2,120 sq ft to 56,300 sq ft

www.11vinestreet.co.uk



DESCRIPTION

This prominent HQ office building offers 56,300 sq ft to let as a whole or from suites of 2,120 sq ft upwards. The available space is spread over the ground and three upper floors with average floor plates measuring a generous 18,500 sq ft.

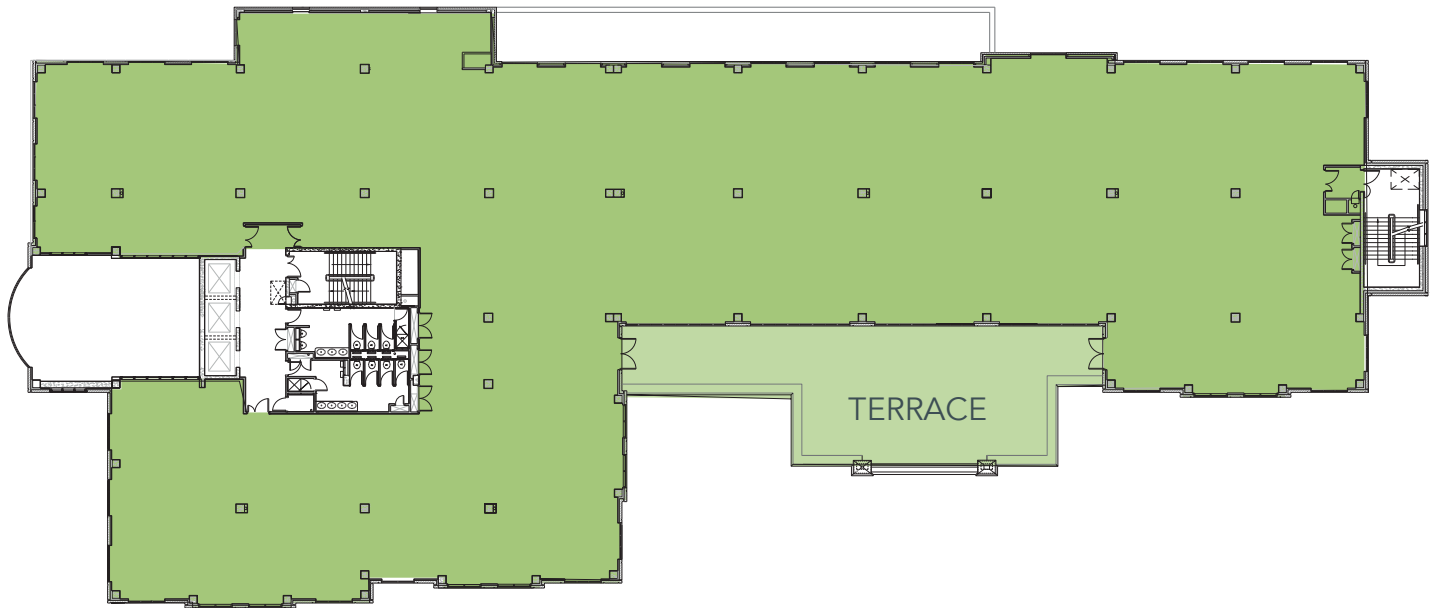
The building benefits from ample parking despite its central location, with a ratio of 1 space per 640 sq ft. There is a roof terrace with an adjoining canteen. The space is currently fitted and ready to occupy, although can be provided fully refurbished and open plan if required.

SPECIFICATION

- Outdoor terrace at ground and 1st floor levels with adjoining canteen
- Full WIFI connectivity (no wayleaves needed)
- Fully accessible Raised floor
- Metal tiled suspended ceiling
- CAT 6 cabling in each floor box
- Office floor to ceiling heights of c. 2.7m
- Double height atrium reception with heights of 8.4m
- 3 x 13 person passenger lifts
- Electric vehicle charging stations
- Car parking ratio of 1:640 sq ft
- Targeting EPC Rating B

ACCOMMODATION

Typical Floor Plan



6 miles / 14 minutes by car to Heathrow Airport



22 minutes on the 724 bus direct to Heathrow Airport



J1 of M40: 2 miles, J16 of M25: 3.5 miles,
J4B of M4: 6 miles, Central London: 16 miles



Piccadilly line to Heathrow Airport and Central London in 60 minutes



Metropolitan line direct to Central London in 50 minutes



Elizabeth line direct to Bond Street in 24 minutes

LOCATION

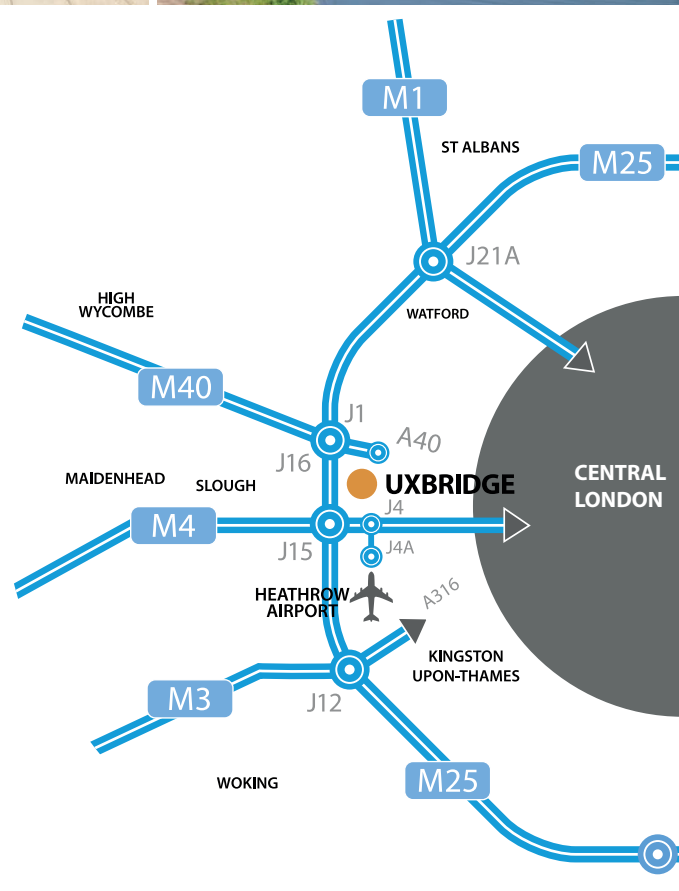
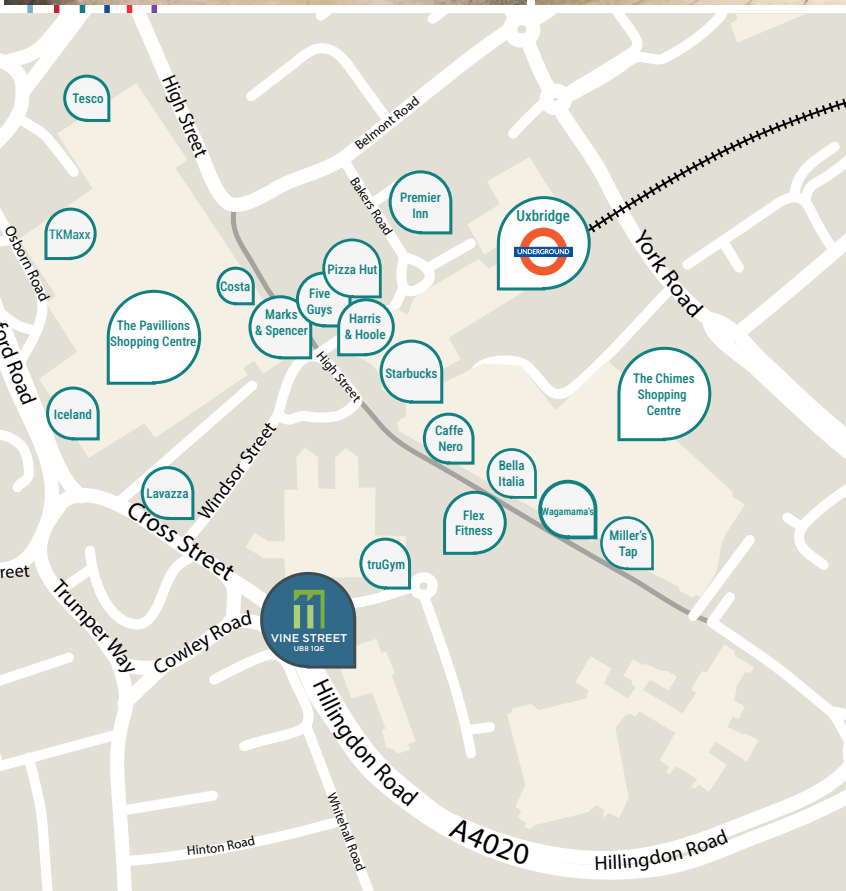
The property is located in Uxbridge town centre, a short walk from the High Street and the pedestrianised area, providing various retail and leisure offerings.

Within a 5 minute walk of Uxbridge Underground Station (Metropolitan and Piccadilly lines), the property occupies a prominent position on the east side of the A4020 which has direct links to the M40 (Jct 1) and M25 (Jct 16).

Located to the west of London, Heathrow Airport is only 6 miles to the south. The building is approximately 10 minutes from the Elizabeth Line at West Drayton Station which is 24 minutes from Bond Street in London's West End.

LEASE

A new FRI lease is available direct from the Landlord.





VIEWING

Strictly by appointment through joint sole agents



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