



**Andrews House**

Wallingford Road, Uxbridge, UB8 2RW

**FOR SALE - Detached  
Commercial Premises with Side  
Compound**

**7,758 sq ft**

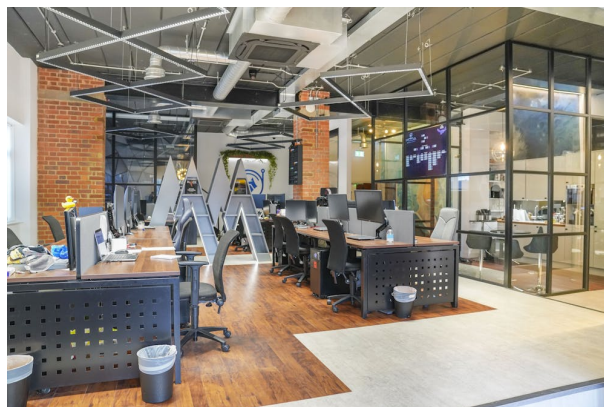
(720.74 sq m)

- Vacant possession
- Secure side gated compound
- Allocated parking to the front (approx. 8 spaces)
- 3 Phase electric
- Comfort cooling
- WC's, shower & kitchen
- Data cabling
- Open planned and cellular offices
- Close proximity to M40 & M25

# Andrews House, Wallingford Road, Uxbridge, UB8 2RW

## Summary

<b>Available Size</b>	7,758 sq ft
<b>Price</b>	£1,500,000.00
<b>Business Rates</b>	We have been advised that the Rateable Value for the building is shown as £59,000 for rating year 23/24. The Rateable Value for the parking is £4,800. Purchasers are to contact Hillingdon Borough Council to establish the exact level of rates payable.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry



## Location

Andrews House is prominently located in Wallingford Road on the Uxbridge Industrial Estate a short drive from Uxbridge Town Centre. The High Street now includes the large Intu retail and leisure development. The Uxbridge Underground Station (Metropolitan and Piccadilly Lines) and bus terminus are located just off the High Street. M40, M25 and London Heathrow are also a short drive away

### Travel Distances

M4 (Junction 4B) M25 (Junction 15) - 8.5 mile

M40 / A40 (Junction 1) - 3.4 mile

Uxbridge underground station (Metropolitan & Piccadilly Line) - 1.1 mile

Central London - 18.8 mile

Source - GOOGLE MAPS



## Description

The premises consist of a two-storey building with brick elevations under a new pitched roof with double glazed windows throughout. Internally the building comprises of ground floor, part open plan and part offices and first floor offices and could easily be converted back to industrial/storage uses. The building benefits from welfare facilities, 3 phase power and a secure gated side compound.

## Tenure

Virtual Freehold - The premises are held under the terms of a long lease dated 2nd March 1994 for a term of 150 years from 1st July 1993 (120 years remaining) subject to a peppercorn rent if demanded.

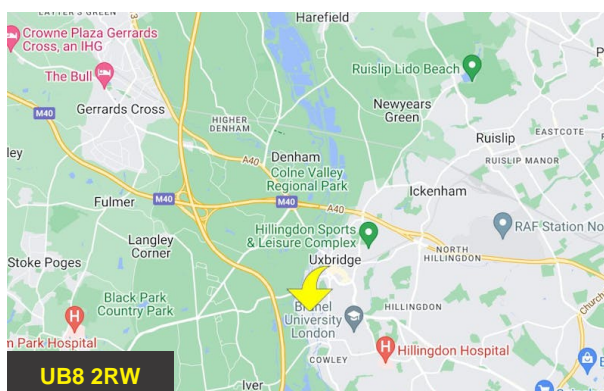
## Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Ground Floor Office / Storage	3,826	355.45
First Floor Offices	3,932	365.29
<b>Total</b>	<b>7,758</b>	<b>720.74</b>

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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