



Widewater Place

Denham UB9 6NS

High quality offices set within a fully landscaped business campus

The Campus



Widewater Place is a modern campus comprising three self contained office buildings offering a versatile place of work designed to meet the needs of a wide variety of occupier.

Situated alongside the Grand Union Canal and close to the Broadwater Lake Nature Reserve, the serene waterside location provides a refreshing backdrop for work. Whether you're a startup or an established corporation, Widewater Place provides a dynamic space to thrive in a unique blend of tranquillity and accessibility.



Availability

Chaplin House

GROUND FLOOR	Sq Ft	Sq M
Ground Floor, North	3,018	280.36
Ground Floor, Suite B	6,864	635.99

SECOND FLOOR	Sq Ft	Sq M
Second Floor	8,182	760.15



WF House

GROUND FLOOR	Sq Ft	Sq M
Ground Floor, North	11,646	1,081.99



Specification



4 pipe fan coil air conditioning



Excellent car parking (1:212 sq ft)



Metal suspended ceiling



Landscaped setting



Full access raised floors



24/7 on-site security



LED Lighting



EV charging points



Cycle facilities



Private roof terraces



Shower facilities



Serviced offices available



Onsite café (coming soon)

Location

Widewater Place is prominently situated approximately 2.5 miles north of Uxbridge on Moorhall Road and approximately a mile from Denham Mainline Railway Station which provides fast and frequent services to London Marylebone with a best journey time of 22 minutes.

Access to the A40 and J1 of the M40 motorway linking London and the West Midlands is approx. 5 minutes' drive, approached via the A412 Denham Way. The M40 has an intersection with the M25 at J1A (M25 J16).



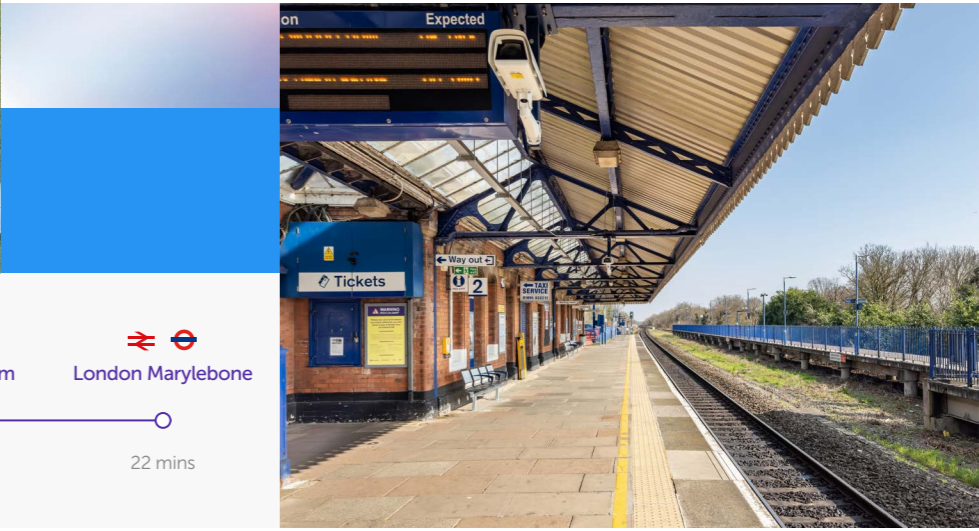
What3Words
The location of the entrance to the property is:
///chairs.being.metro

Sat Nav.
UB9 6NS

Road	miles
M40 (J1)	2.3
M25 (J16)	3.8
M4 (J4b)	8.5
M1 (6a)	13.9
Watford	8.7
Uxbridge	3.7
London Heathrow	10.5
Central London	19.5

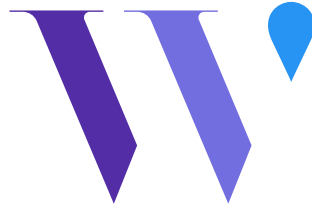


Modern campus office buildings set in a tranquil location



National Rail Interchange
 London Underground Interchange

Travel times are best times and are taken from nationalrail.co.uk. * Requires change of train at High Wycombe



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EPC

Further details available upon request.

Rent

Upon application.

Terms

Available on a new lease for a term to be agreed by negotiation.

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