



153 - 155 Uxbridge Road, Hanwell W7 3SP



Area

Approx 2020 sq ft



Rent

£60,000 per annum
exclusive



Location

Prime Location in the centre
of Hanwell

LOCATION

The property is situated in the heart of Hanwell, at the junction of Uxbridge Road and Boston Road, directly in front of the Clock Tower.

A highly prominent and visible location.

DESCRIPTION

The unit benefits from Use Class E and is suitable for a variety of uses subject to Landlord and Local Authority consent. Approximately 2020 sq ft.

There is pay and display car parking to the rear of the parade opposite as well as on street parking in the vicinity. Hanwell Train Station (Elizabeth Line) is a short walk away.

TERMS

Available by way of an effective brand new Full Repairing & Insuring lease by way of terms to be agreed.

LEGAL COSTS

Each party to are to be responsible for their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

RATES

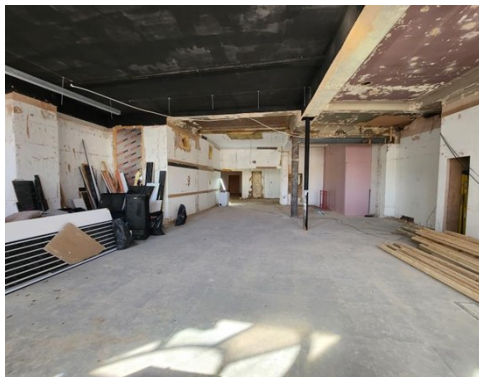
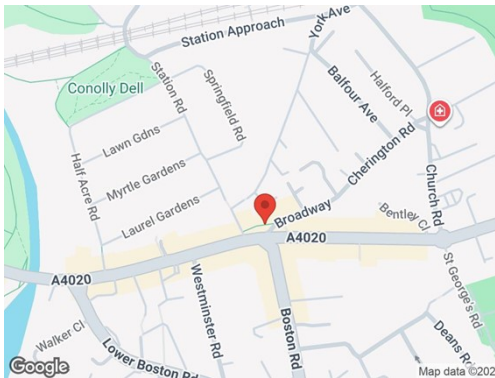
According to the Valuation Office, the Rateable Value is £29,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Ealing.

EPC

D 92

For further information please contact:

hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Proxima, 1 Grenfell Road, SL6 1HN | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

