



Vine House, 1 - 2 Factory Yard Uxbridge Road, Hanwell W7 3UG



24 Hour Access



Location

In the heart of Hanwell



Rent

£100,000 per annum
exclusive



Area

approx 2858 sq ft



Parking

Reasonable private parking



Train

Hanwell

LOCATION

Factory Yard is directly off of the Uxbridge Road in the heart of Hanwell and offers easy access to the motorway & rail networks as well as Ealing Broadway, Greenford and Southall.

DESCRIPTION

Vine House is a self contained building presented in good order over ground and first floors. The ground floor comprises of a large open plan reception area, large meeting room, 2 medium rooms and 3 small rooms, WC facilities.

The first floor comprises 6 meeting rooms and WC facilities. There are private parking facilities. The property benefits from air conditioning (which also blows hot air), night storage heaters, and alarm system and CCTV.

TERMS

The property is available by way of a new lease with terms to be agreed.

LEGAL COSTS

A standard in-house lease can be provided at no cost. However if the ingoing tenant requires a solicitor to prepare the documentation then both parties legal costs are to be paid by the tenant.

RATES

Interested parties are encouraged to make their own enquires with the London Borough of Ealing. Provisional enquiries indicate the rateable value is £55,000 per annum.

EPC

For further information please contact:

Simon O'Brien
simon@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

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

Maidenhead: Clyde House, Reform Road, SL6 8BY | Tel 01628 334154

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

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