

Fourth Floor offices 2,210 sq m (23,774 sq ft) To Let

the Atrium

HIGH STREET UXBRIDGE



the Atrium

the Atrium

HIGH STREET UXBRIDGE

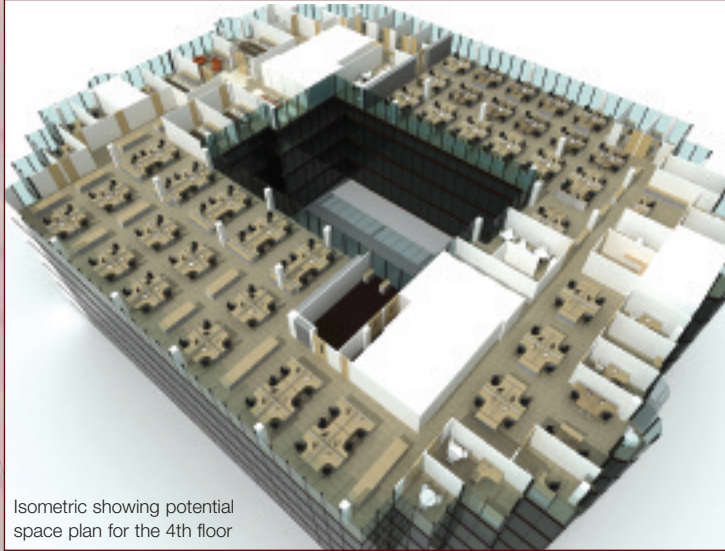
exceptional building with flexible space
in the heart of Uxbridge town centre



The Atrium is an impressive office building within central Uxbridge built in 1990 by Land Securities plc.

The fourth floor is available offering good quality well maintained office accommodation, and is capable of sub division.





Isometric showing potential space plan for the 4th floor



AMENITIES

AIR CONDITIONING

SUSPENDED CEILINGS WITH RECESSED LIGHTING

RAISED FLOORS

6 PASSENGER LIFTS

1 GOODS LIFT

GENERATORS AVAILABLE

67 CAR PARKING SPACES

the Atrium

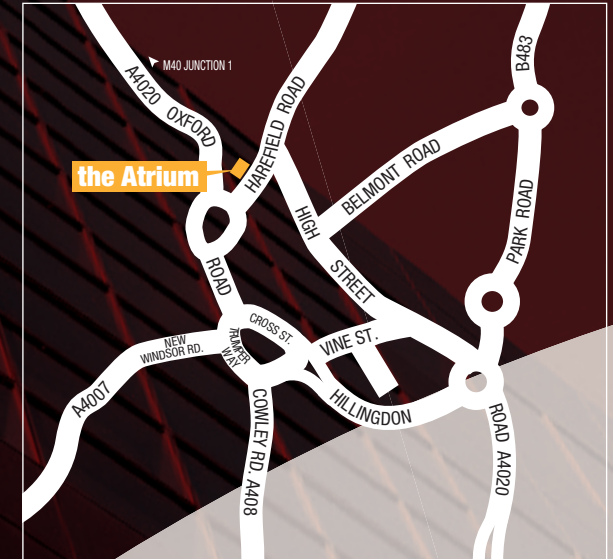
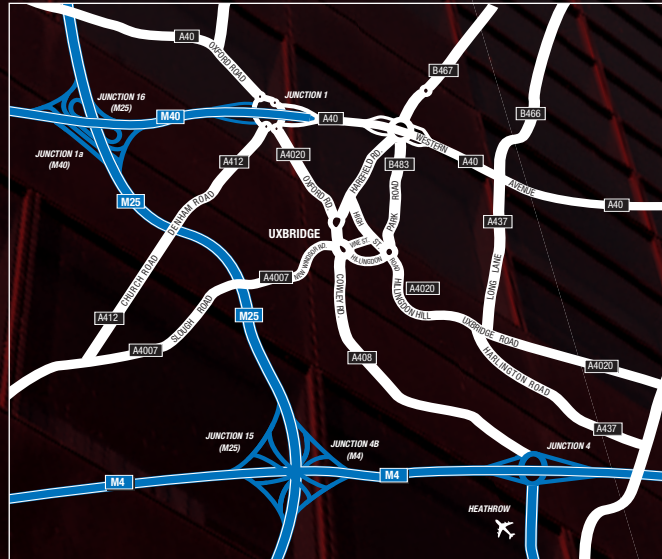
HIGH STREET UXBRIDGE

SAT NAV REF: UB8 1EX

LOCATION

Uxbridge is located West of London, a short distance from the M25, M4 and M40 Motorways. The Metropolitan Line and Piccadilly lines link direct into Central London, has both have an approximate 50 minute journey.

Uxbridge provides excellent amenities and has a wide range of retail and leisure facilities including The Chimes and the Pavilions Shopping Centre.



LEASE TERMS

Our Client has a lease until 23rd June 2019 with tenants only break options on the 23rd June 2011 and 2014. It may be possible that a longer term lease may be negotiated with the landlord.

www.theatriumuxbridge.co.uk

VIEWING

By prior appointment only.
To arrange a viewing, please contact:

Kevin Mersh
0207 544 2214
kmersh@nbrealestate.co.uk

Jon Barham
0207 544 2167
jbarham@nbrealestate.co.uk



Note: NB Real Estate Ltd ("NB") for itself and as agent for the vendors or lessors (the "Seller") of this property, gives notice that (1) These particulars do not constitute any part of an offer or a contract (2) Whilst every attempt has been made to ensure accuracy, this cannot be guaranteed and, therefore (save as set out at (6) below), (a) all statements and descriptions in these particulars as to this property are made without responsibility or liability on the part of NB or the Seller, (b) no such statements or descriptions are to be relied on as statements or representations of fact (c) all measurements are approximate and no responsibility is taken for any error, omission or misstatement and (d) any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements, descriptions and measurements contained in these particulars (3) The Seller does not make or give, and neither NB nor any of its employees or agents makes or gives nor has any authority to make or give, any representation or warranty whatsoever in relation to this property. (4) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and no statement is made as to the incidence of VAT. (5) No liability is accepted and no representation is made by either NB or the Seller in respect of the presence, condition, adequacy or usability of any telecommunications or computer systems or equipment at the property, any software loaded thereon, or any related cabling or infrastructure. (6) Nothing herein shall exclude any liability which either the Seller or NB would otherwise have for any fraudulent concealment or for any statements made fraudulently by it, its employees or agents. Compiled April 2008.