

## CLASS E OPPORTUNITY

## UXBRIDGE

GYM UNIT  
GROUND FLOOR  
CHARTER BUILDING**Description**

Uxbridge is a suburban town within the London Borough of Hillingdon, 15.4 miles from Central London. The unit is located directly off Uxbridge High Street, with The Chimes and Pavilions Shopping Centres both in close proximity. The unit also benefits from being in close proximity to Uxbridge Train Station.

The Charter Building is a unique Grade A office building that provides 240,000 sq. ft. of office space, with the subject premises located at the front of the building.

Please refer to the attached copy of the street traders' plan for further details.

**Accommodation**

The premises are arranged over ground floor, comprising the following area:

**Ground Floor NIA** 1,214 sq. ft. (112.8 sq. m)

**Lease**

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

**Rent**

Upon application.

**Service Charge**

The service charge for the current financial year is £3,737 per annum.

**Business Rates**

The unit is yet to be valued.

All parties are advised to make their own enquires to the relevant authority.

**EPC**

A full Energy Performance Certificate is available upon request.

**Legal Costs**

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

**Viewing**

Strictly via appointment through sole agents, **Green & Partners** contacting:

**Ben Sykes**

**07572 075103**

[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

*Subject to Contract*

ja's Beauty



Marks & Spencer  
Jaeger  
Menswear At M&S



Superdrug  
Get Your  
Pill Next Day

Uxbridge



Uxbridge Jobcentre

Iceland Supermarket  
Uxbridge  
Supermarket

Windsor St

High St

Bakers Yard

Toytown



The Metropolitan Tavern  
Find Your  
Local Pub Here



Charter Pl

The Charter Building  
Recently viewed

DVSA Theory  
Test Centre

Seetec: Uxbridge

Cross St

Windsor St

Charter Pl

Vine St

Randall Pl

Google Maps