

Burr Hall, Chiltern View Road, Uxbridge, UB8 2PF



Annual Rental of £60,000
Commercial Office Unit – Net Area 277.5 sq.m.

We are pleased to offer this CHARACTER BUILDING to the front. A Methodist chapel circa 1864. A large rear extension in the late 1980's completes this multi-purpose unit.

- COMMERCIAL OFFICE SPACE
- MULTI-USEAGE
- LANDMARK BUILDING
- TWO 39' OFFICES
- THREE SEPARATE W.C. FACILITIES
- FLEXIBLE LEASE TERMS
- CLOSE TO BRUNEL UNIVERSITY
- GATED & SECURE CAR PARK
- WITHIN A MILE OF UXBRIDGE STATION

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The unit is arranged on two and a half stories with a main reception area leading to a 11.9m (39') lower floor office and kitchen. To the front in the original hall is a large office and store. Stairs to the front lead to a secondary reception area and large office. To the rear of the first floor is another 11.9m (39') office with 3 further office rooms accessed from the main area.

The exterior has a deep drive leading down to a gated and secure car park with space for at least 6 vehicles.

TERMS: The property is offered on flexible Lease terms with an asking rental of £60,000 per annum.

- Local Authority: Hillingdon
- Total Area: Approx. 277.5sq.m (2,987 Sq ft)
- Nearest Station: 0.8 miles Uxbridge Station – Metropolitan/Piccadilly Line

BILLS - Services billed separately.

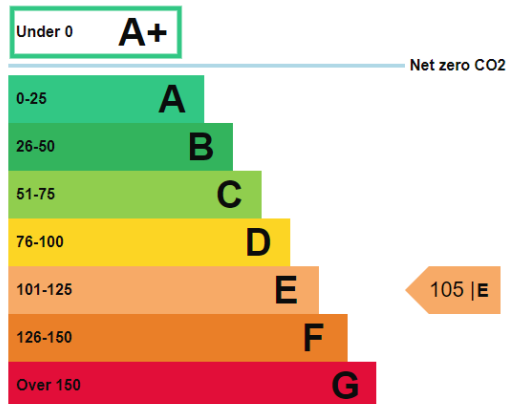
BUSINESS RATES – Rateable approx. £36,000 pa / Payable approx. £17,964 pa (2023-2024).

PARKING - Several parking spaces to the rear.

VIEWING: Strictly by appointment only, through owner's sole agents **TREND & THOMAS SALES OFFICE Ph 01923 773 616 & TREND & THOMAS SURVEYS OFFICE Ph 01923 775450**



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GROUND FLOOR
1452 sq.ft. (134.9 sq.m.) approx.

1ST FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2987 sq.ft. (277.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing: Strictly by appointment only via Trend & Thomas Commercial Ltd Ph 01923 773 616 or 01923 775 450, email: neil.guilfoyle@trendandthomas.co.uk & paul.harris@trendandthomas.com

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending occupier must satisfy themselves by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or Trend & Thomas Commercial Ltd, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.