

TO LET

3rd Floor, Parkview, Uxbridge, UB8 1UX

3rd Floor available– up to 11,762 sq ft of Office space available

Available via Assignment or Sublease until March 2028. Long term lease from landlord also available (STC).

COREP

AN **NAIUK** COMPANY



SUMMARY

- Fully fitted office
- Whole 3rd Floor available
- Ready for occupation
- Flexible floorplate
- Open plan desking
- Meeting rooms and breakout space
- Demised Male and Female w/c's
- Cycle storage and EV charging points
- Reception and Business Lounge
- Parking ratio of 1:476 sq ft
- Up to 11,762 sq ft
- Available via Assignment / Sublease

Sim Khatkar: 07896 940047

Will Osborne: 07542 282986

Website: co-rep.com

CURRENT ITINERARY

The 3rd Floor features a fully fitted office space, cabled and ready for immediate occupation. The floor benefits from direct lift access with a welcome/reception area to the floor and demised Male and Female WCs. The floor can split to suit smaller requirements if required (subject to landlord consent).

The current layout offers a modern, open-plan office space, including multiple partitioned meeting rooms and a spacious kitchen/breakout area, along with large open-plan sections for flexible desking arrangements. The office space is easily adaptable to meet a new occupier's specific requirements, offering both collaborative and private working areas to suit various operational needs.

SPECIFICATION

- Fully fitted office space
- Open plan desking
- LED Lighting
- Air conditioning
- Exposed services
- Meeting rooms
- Kitchen and Breakout space
- Male / female w/c's
- Showers and changing facilities
- Large building reception and communal break out space
- Parking ratio of 1:476 sq ft

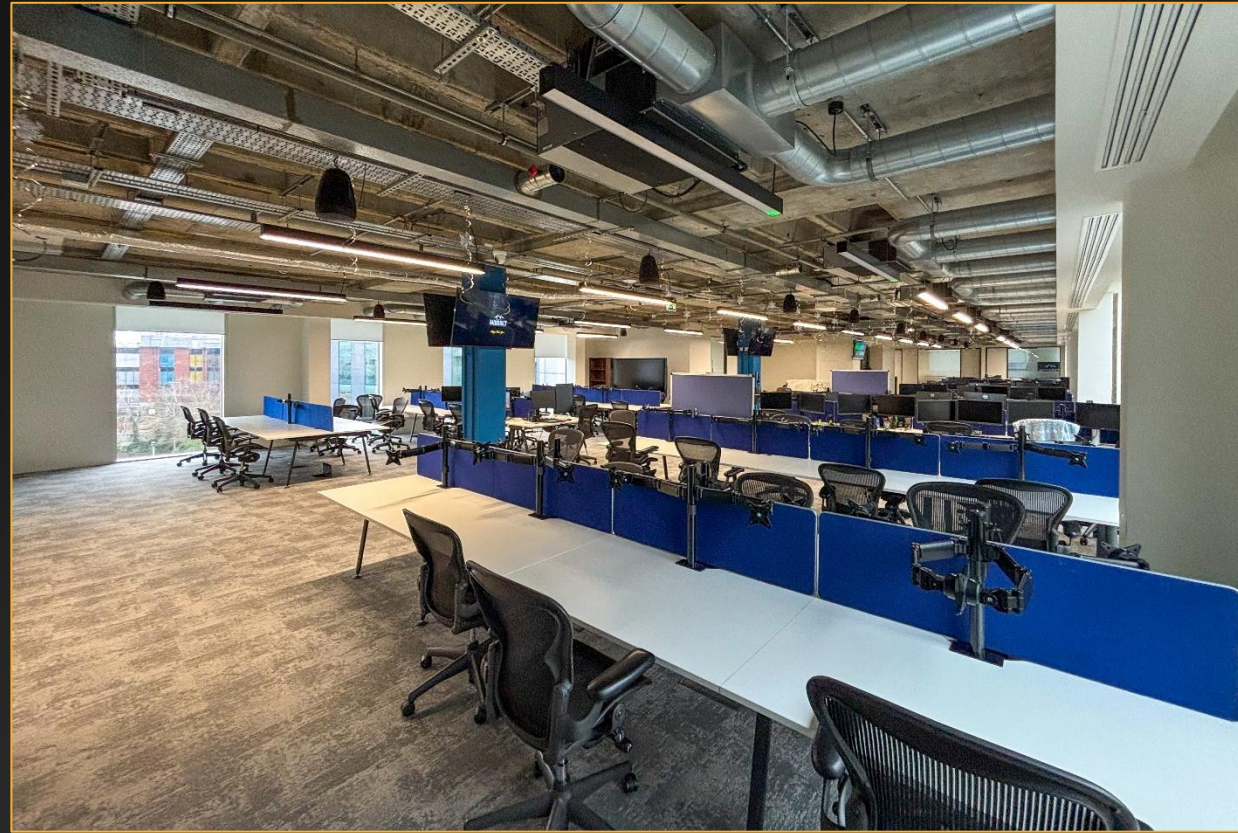


Disclaimer:

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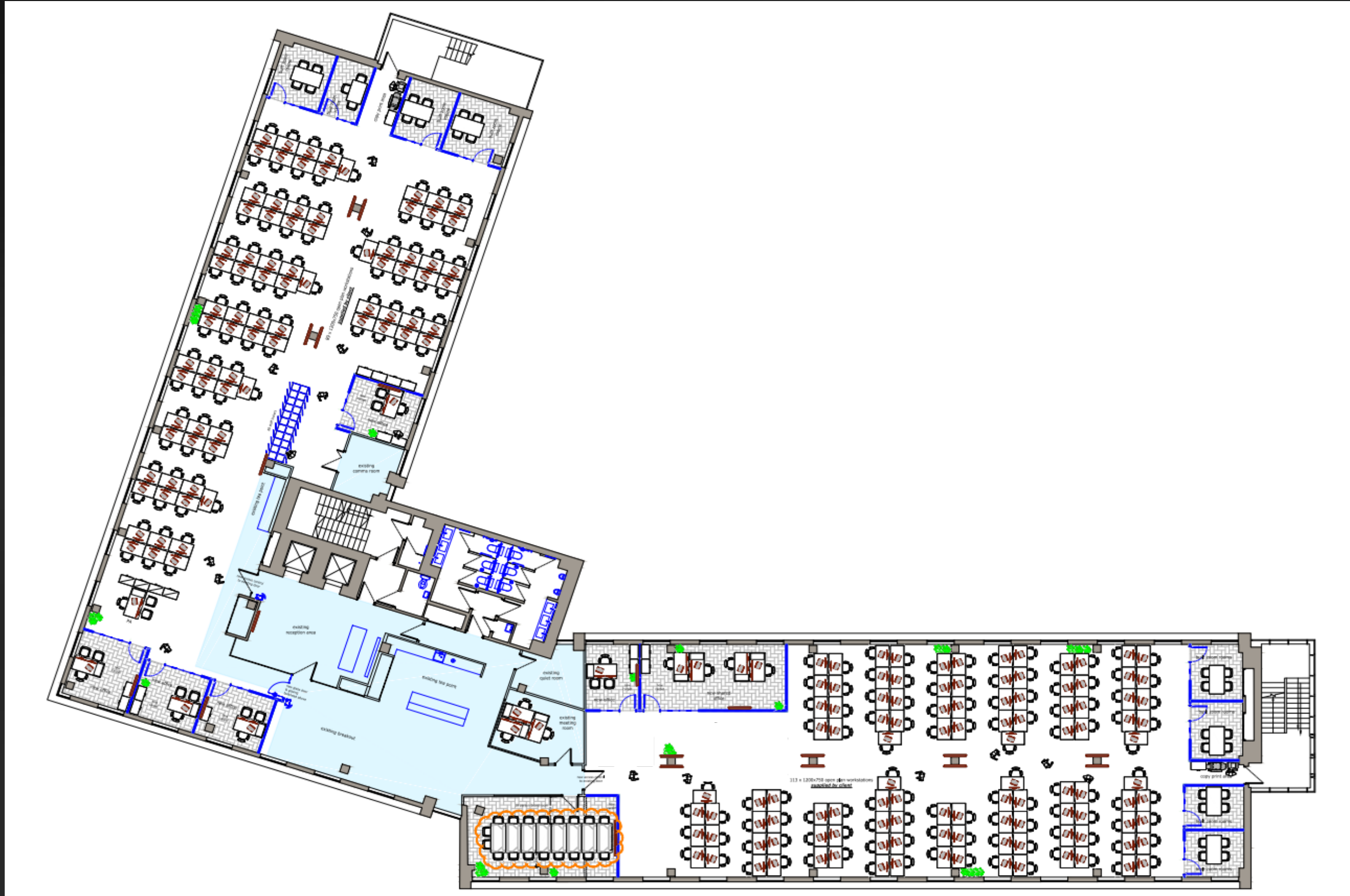
PARKVIEW, UXBRIDGE

3rd Floor – up to 11,762 sq ft of fitted Office space available



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PARKVIEW, UXBRIDGE

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LOCATION

Parkview occupies a prime location on Oxford Road in the heart of Uxbridge, offering exceptional connectivity and convenience. The building is just a 5-minute walk from Uxbridge Underground Station, providing direct access to the Piccadilly and Metropolitan Lines, ensuring seamless travel to central London.

Additionally, Parkview is situated close to an array of High Street amenities, enhancing its appeal for businesses and employees alike. For drivers, the building is easily accessible via the M25 and M40 motorways, being approximately 5 minutes from Junction 1 of the M40 and Junction 16 of the M25, ensuring excellent regional connectivity.

DESCRIPTION

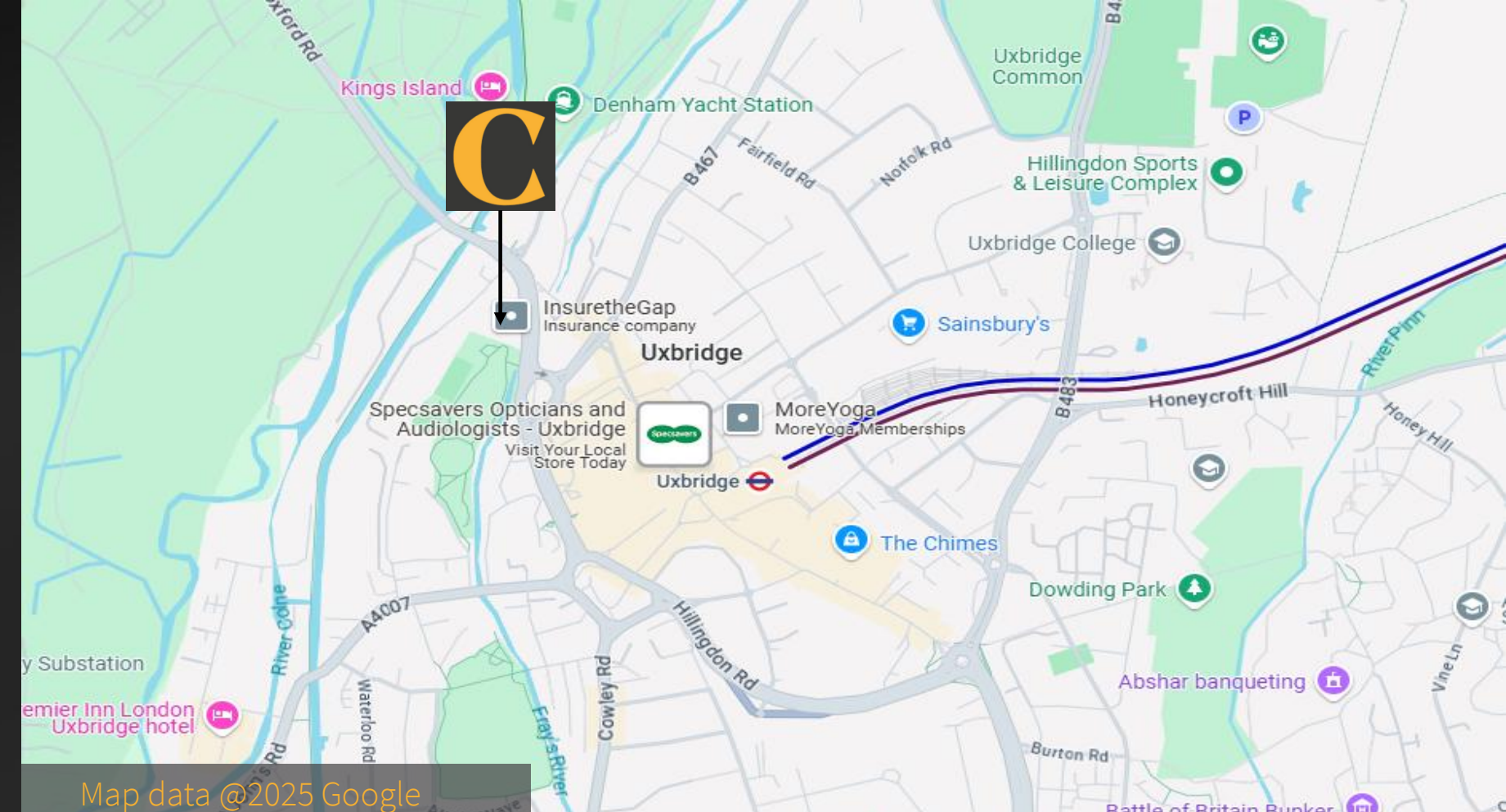
Parkview comprises of just under 50,000 sq ft of premium, efficient office space across the ground floor and four upper levels, of which the 3rd is the only floor with available office space as marketed. Upon arrival, visitors are welcomed by an impressive, spacious reception area and a modern communal breakout space. The building provides a diverse range of workspaces, designed to cater to the varied needs of contemporary occupiers. Amenities include secure cycle storage, showers, and changing facilities, complemented by ample parking provision and EV charging points.

Parkview is an ideal choice for businesses seeking a strategic M25 market location with excellent connectivity to central London and the surrounding regions. Its appeal is further underscored by the presence of notable tenants in Uxbridge, such as Coca-Cola, Monster Energy, and Fujitsu, highlighting the area’s vibrant commercial environment

VIEWINGS

COREP

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Will Osborne	07542 282986	willo@co-rep.com



TERMS

A sublease is available for a term to be agreed or an assignment of the current lease with a lease break in March 2028 and an expiry of March 2033. A new direct lease from the landlord may also be possible (STC).

Passing Rent	Service Charge	Business Rates (Estimated)
£28.50 per sq ft	£9.50 per sq ft	£11.37 per sq ft

LEGAL COSTS

Each party to bear their own legal cost.

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