

**84 UXBRIDGE ROAD
EALING
W13 8RA**



**OFFICE SUITES
FROM 324 Sq ft (30.10 Sq m) approx.
TO LET**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The property is located on the north side of Uxbridge Road, close to the junction with Arden Road. Transport communications are excellent being only a short distance to the A406 North Circular Road, the A40(M) to the North and the M4 to the South. Ealing Broadway is approximately 12 minutes' walk providing exceptional shopping and restaurant facilities along with a mainline station with services from both London Underground and rail, serving central London (and future Crossrail services to Heathrow)

Description:

The property is a purpose built five-storey office building with modern reception area, lift and stairs to the upper floors

Amenities:

- Lift and stairs to the upper floors
- Showers
- Suspended ceilings
- Inset Cat II lighting
- Perimeter trunking
- Carpeted throughout
- Secure on-site parking
- Cycle store
- Kitchen facilities
- Gas central heating
- Office manager

**Accommodation:**

Suite	Sq Ft	Sq M
Ground Front	465	43.20
Ground 3B	390	36.23
Second 8	324	30.10

Terms:

The suites are available on flexible lease terms by arrangement.

Rent:

The rent is inclusive of service charge and insurance.

Suite	Rent Per Annum
Ground Front	£18,600
Ground 3B	£11,600
Second 8	£16,000

Business Rates:

We are advised that the suites have the following rateable values and rates payable.

Small business rate relief may apply.

Suite	Rateable Value	Rates Payable
Ground Front	£12,750	£5,508
Ground 3B	£5,000	£2,160
Second 8	£6,700	£2,895

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

D93.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact joint sole agents:

Michael Rogers LLP 020 8332 7788

Niall Christian – 07780 678684 niall.christian@michaelrogers.co.uk

Joshua Thompson – 07701 086242 joshua.thompson@michaelrogers.co.uk

Thomas Clive and Co 0207 629 9111

Brian Murphy 07445 923518 brianmurphy@thomasclive.co.uk

Subject to Contract July 2026

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS