



CAPSWOOD

OXFORD ROAD · DENHAM

UB9 4LH



Refurbished, open plan offices with air conditioning and secure basement parking

BUILDING 1.



5,168 sq ft
(480.2 sq m)



TO LET

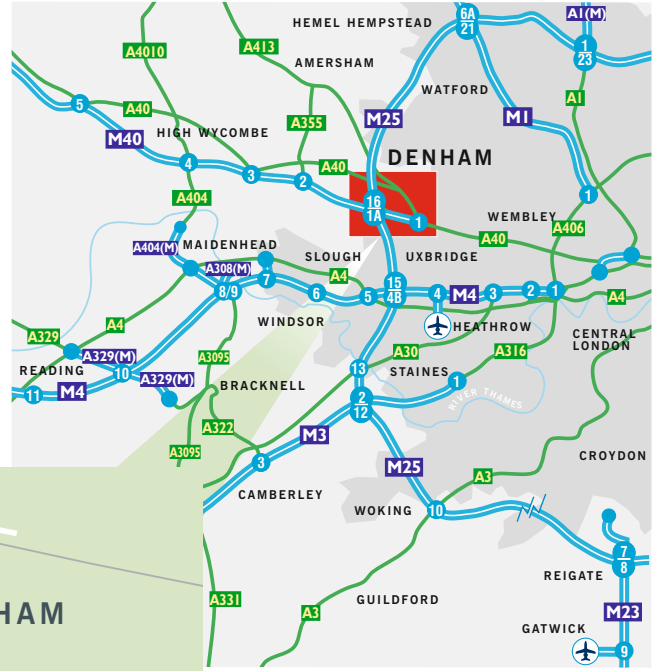




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Location

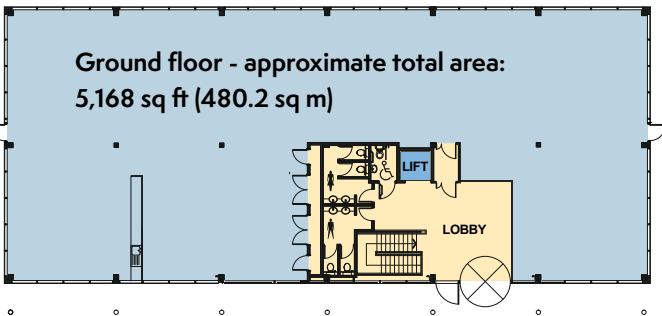
Capswood is located just off the A40 Oxford Road which allows easy access to the motorway network, being less than 2 miles from Junction 1 of the M40, providing a link to central London and the M25. Gerrards Cross and Denham railway stations are less than 2 miles from Capswood providing fast and frequent services to London Marylebone.



In addition, London Underground network can be accessed from Uxbridge town centre less than 3 miles away. Denham, Gerrards Cross and Uxbridge are all in close proximity providing a good range of retail, restaurants and bars.

Description

Building 1 is located on Capswood Business Park which is surrounded by extensive woodland and set in a pleasant landscaped environment. The offices comprise ground floor, refurbished, quality open plan accommodation with the benefit of secure basement parking.



EPC Rating:
 E (112).

Business Rates:
 To be confirmed.

Terms: The premises are available on a new sub-lease for a term to be agreed.

Viewing: For viewing and further information please contact:

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Amenities

- 4 Pipe Fan coil air conditioning units
- Suspended ceilings with category II recessed lighting
- Full accessible raised floor
- Floor to ceiling height 2.7 m
- 8-person passenger lift
- 25 secure parking spaces
- Recently redecorated and re-carpeted
- Window blinds
- Male and female WCs plus disabled facilities

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