



CAPSWOOD

OXFORD ROAD · DENHAM

UB9 4LH



BUILDING 1.

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



TO LET

5,168 sq ft
(480.2 sq m)

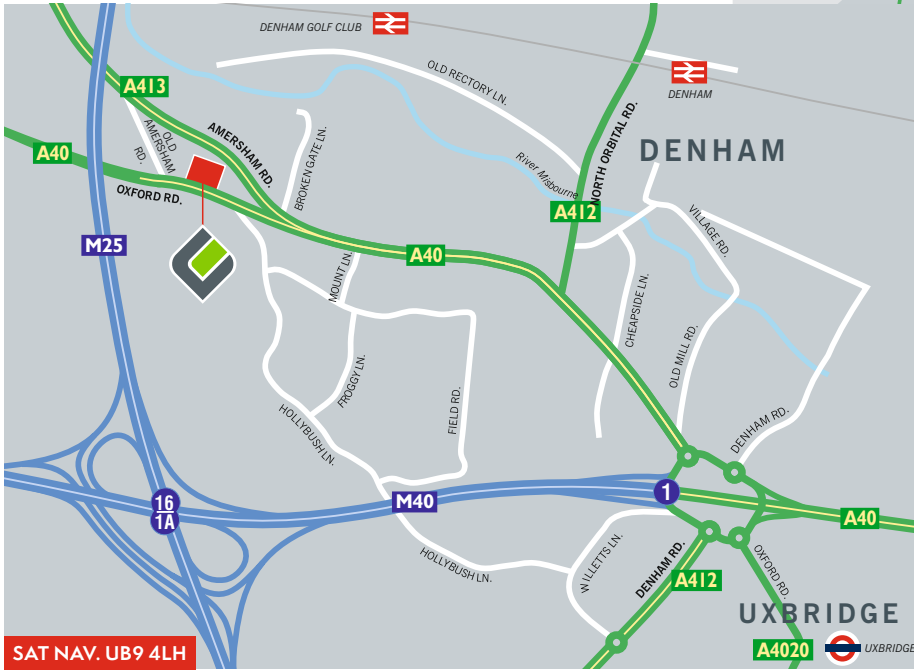
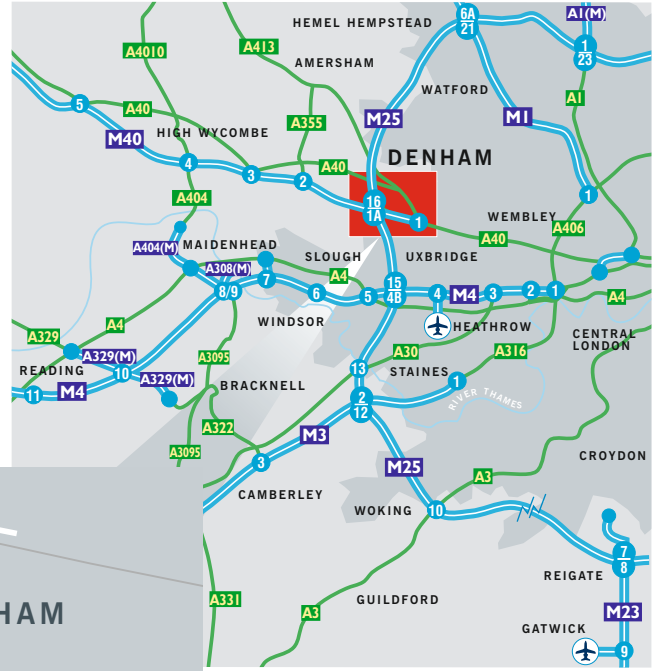




CAPSWOOD
 OXFORD ROAD · DENHAM
 UB9 4LH

Location

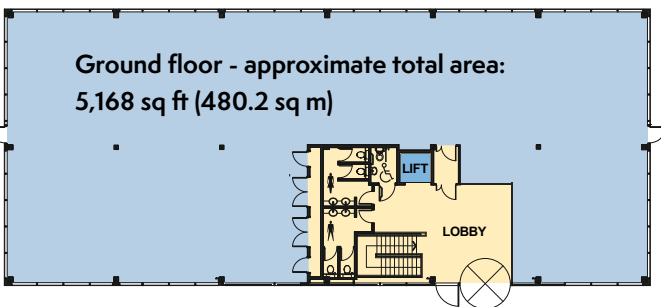
Capswood is located just off the A40 Oxford Road which allows easy access to the motorway network, being less than 2 miles from Junction 1 of the M40, providing a link to central London and the M25. Gerrards Cross and Denham railway stations are less than 2 miles from Capswood providing fast and frequent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



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

Disclaimer: The Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: I) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) The Agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of The Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of this website. August 2018

EPC Rating:
 E (112).

Business Rates:
 To be confirmed.

Viewing: For viewing and further information please contact:

Mark Rose
mark@rose-williams.co.uk

David Pearce David.Pearce@kemptoncarr.co.uk
Mitchell Brooks Mitchell.brooks@kemptoncarr.co.uk

- 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

