

oneparkroad.co.uk

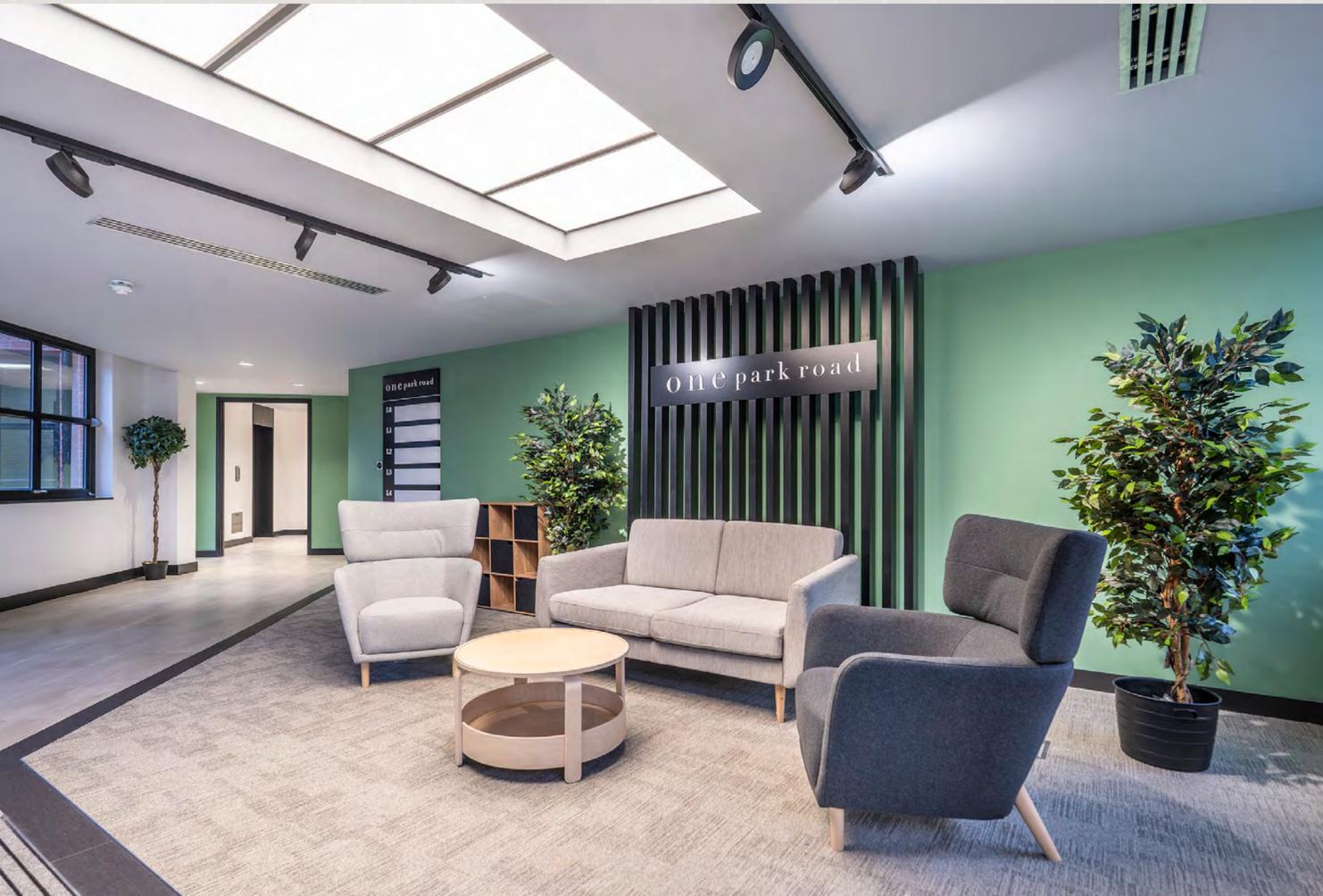
o n e p a r k r o a d

Uxbridge UB8 1NW

High quality refurbished town centre offices 4,667 sq ft to 26,270 sq ft to let

one park road

One Park Road is a prominent self-contained office building located in Central Uxbridge, arranged over ground and four upper floors. The building is within a short walk of Uxbridge Underground Station and the town's excellent amenity offer including The Chimes Shopping Centre.



one park road

Uxbridge

THE PAVILIONS
SHOPPING CENTRE



THE CHIMES
SHOPPING CENTRE

ODEON LUXE

CAR PARK

CIVIC CENTRE

6 MINS

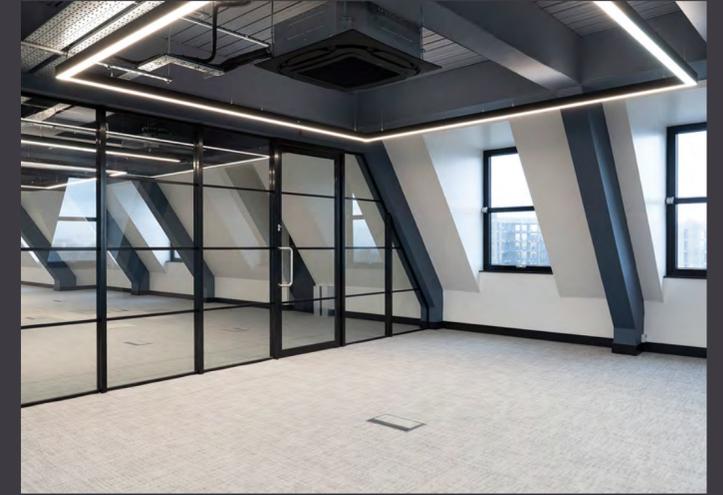
UXBRIDGE LIBRARY

one park road

HIGH STREET

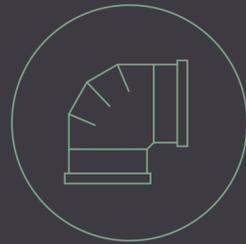
HILLINGDON ROAD

PARK ROAD





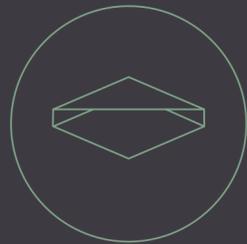
Air conditioning



Mixture of suspended ceilings & exposed M&E services



LED lighting



Fully accessible raised floors



On-site parking of 1:359 sq ft



Communal EV charging points



2 x passenger lifts



Male & female WCs on each floor



Shower facilities



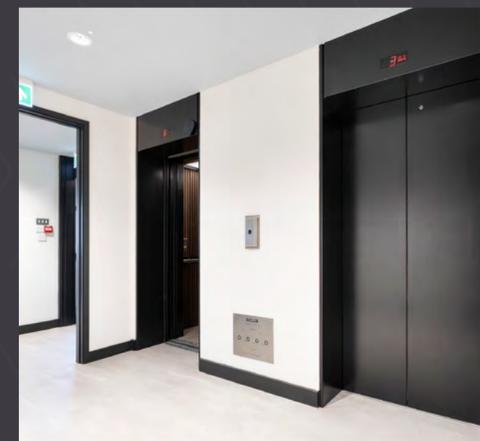
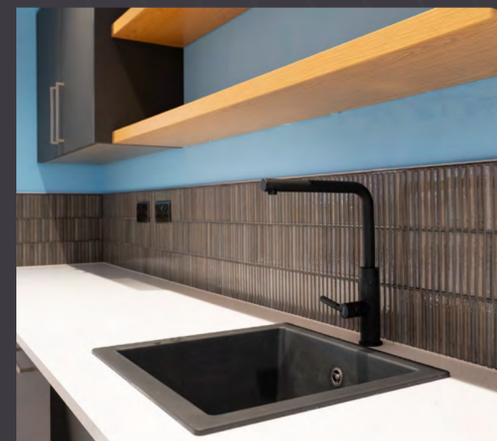
Secure on-site bicycle storage



24/7 access



EPC Rating: B45



| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| Fourth | 4,791 | 445 |
| Third | 5,574 | 518 |
| Second | 5,834 | 542 |
| First | 5,404 | 502 |
| Ground | 4,667 | 434 |
| Total | 26,270 | 2,441 |

Second floor



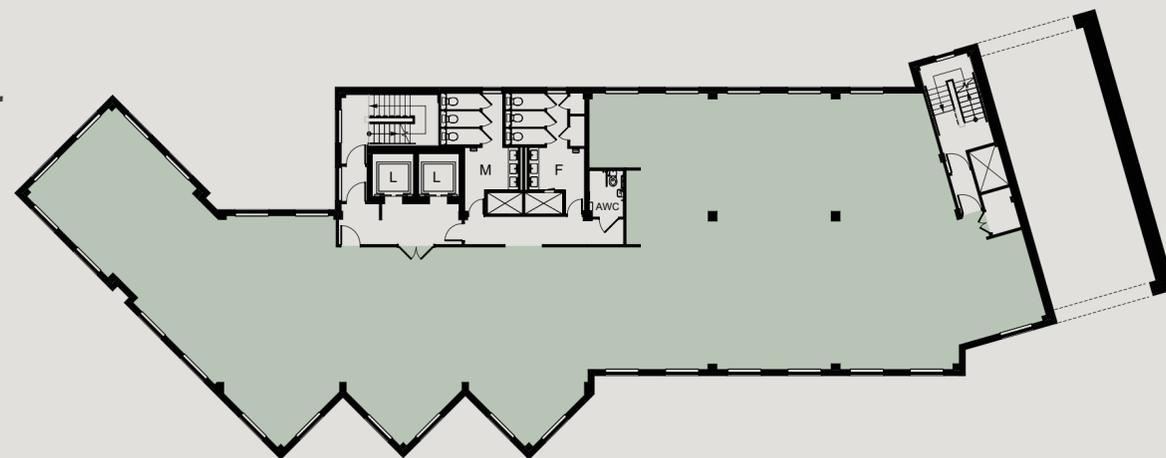
Ground floor



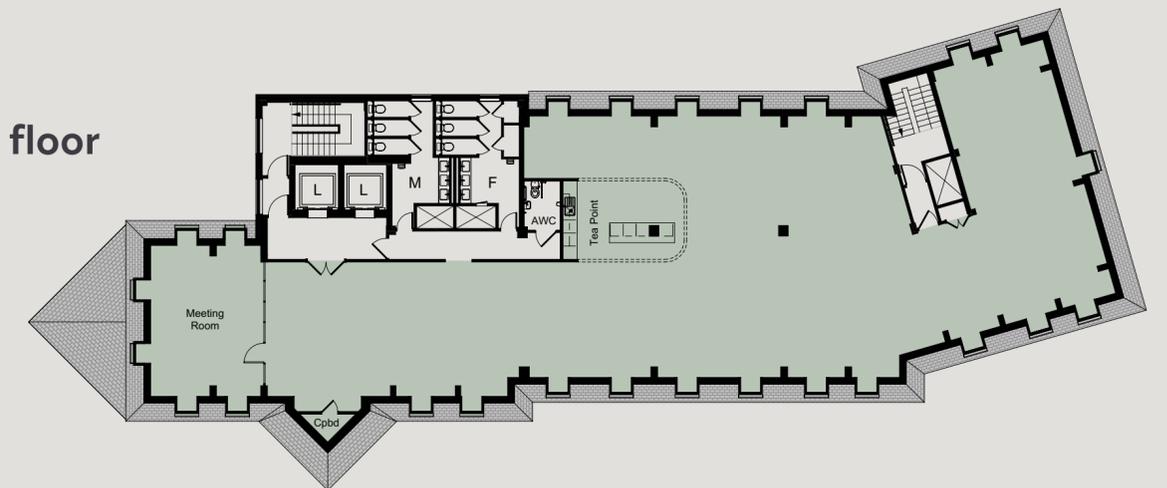
Third floor



First floor



Fourth floor



one park road

Location

For leisure, business and everything else you need.



One Park Road is perfectly positioned in central Uxbridge with a wealth of commercial amenities within a short walk.

Just 1.5 miles from the M40 (J1) and well connected by the Piccadilly and Metropolitan lines, the building offers seamless access to Central London, the wider motorway network and Heathrow Airport making this a proven business destination.

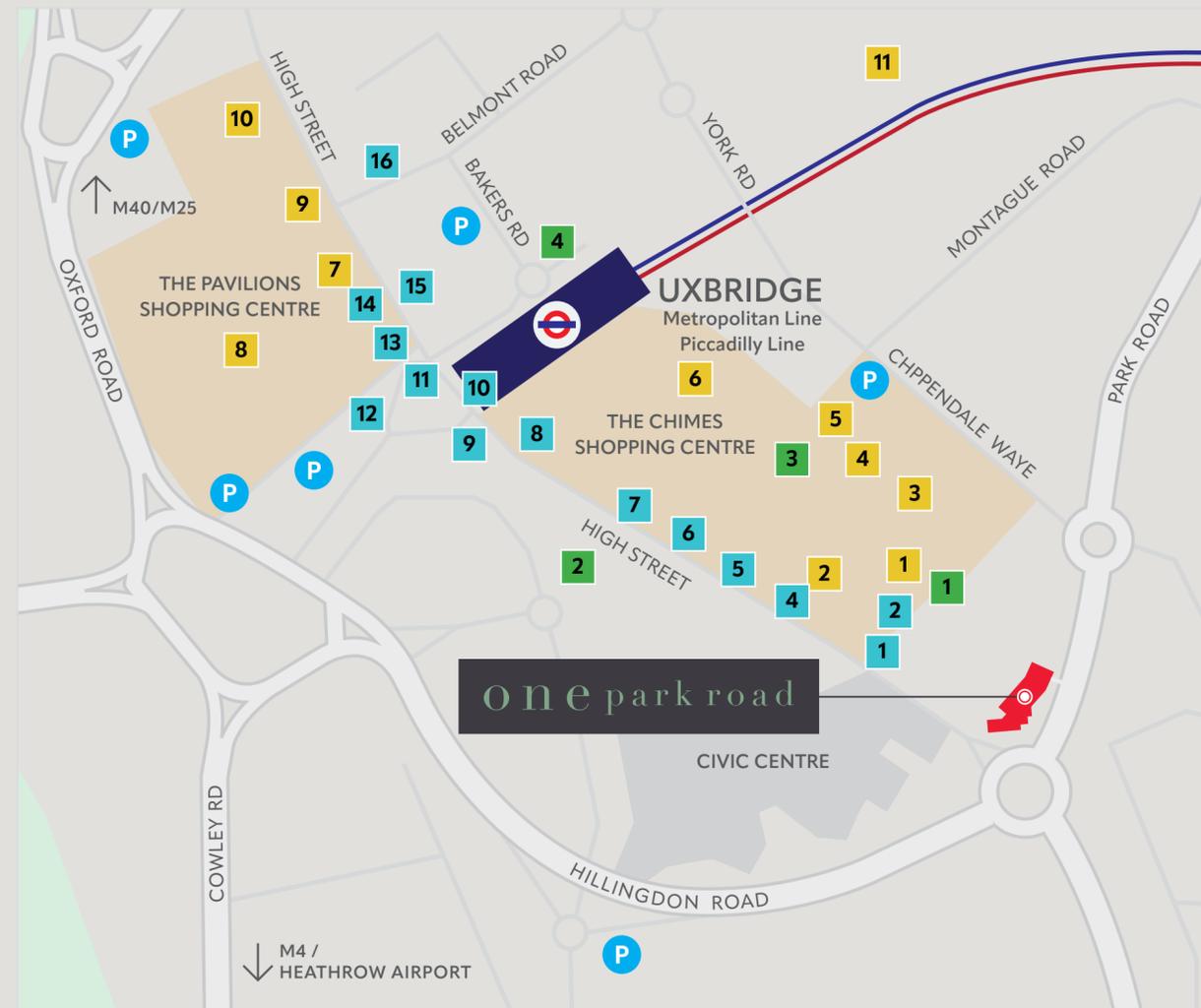
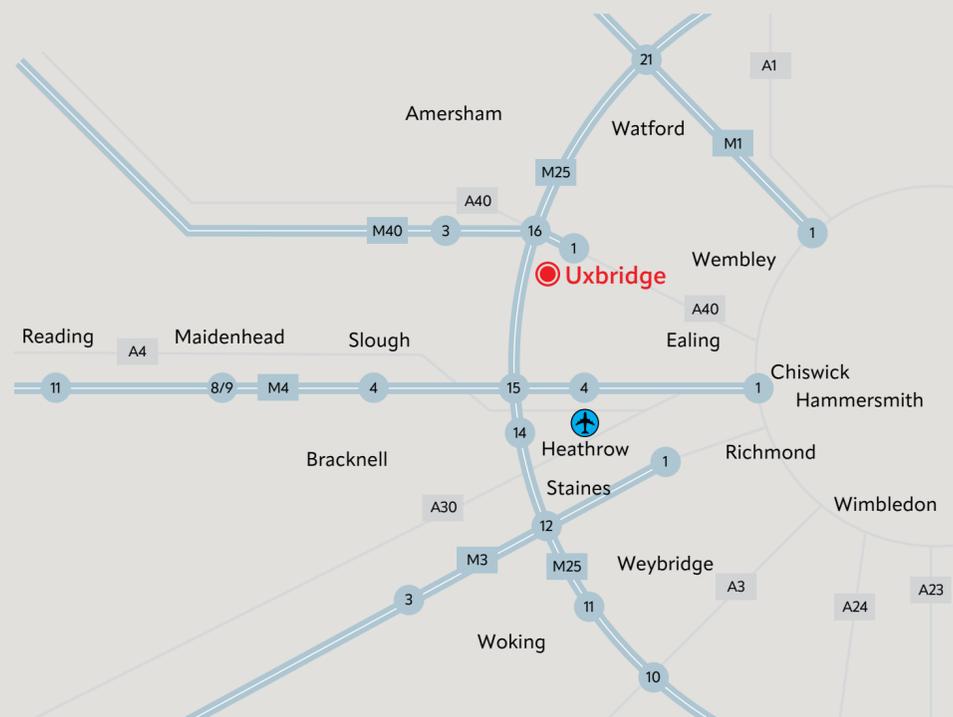
Travel

By Underground

| | |
|---------------------------|---------|
| Wembley Park | 29 mins |
| Baker Street | 39 mins |
| Paddington | 42 mins |
| Euston | 49 mins |
| King's Cross St Pancras | 52 mins |
| Heathrow Airport (T2 & 3) | 61 mins |
| Heathrow Airport (T5) | 67 mins |

By Road

| | |
|---------------------------|------------|
| Uxbridge Station | 1 mile |
| M40 (Junction 1) | 1.5 miles |
| M25 (Junction 16) | 3.7 miles |
| M4 (M4 Junction 4) | 4.3 miles |
| Heathrow Airport (T2 & 3) | 6.4 miles |
| Heathrow Airport T5 | 8.2 miles |
| Central London | 16.6 miles |



Shops

- 1 TK Maxx
- 2 New Look
- 3 H&M
- 4 HMV
- 5 Lidl
- 6 Next
- 7 M&S
- 8 Holland & Barrett
- 9 Primark
- 10 Tesco Express
- 11 Sainsbury's

Cafés, Restaurants, Bars

- | | |
|-------------------------|----------------------|
| 1 Subway | 9 Black Sheep Coffee |
| 2 Onyx Restaurant & Bar | 10 Costa |
| 3 Pizza Express | 11 Harris + Toole |
| 4 Millers Tap Bar | 12 Queens Head |
| 5 Bella Italia | 13 Pret A Manger |
| 6 Nando's | 14 Costa |
| 7 Caffé Nero | 15 Greggs |
| 8 Starbucks | 16 Prezzo |

Leisure

- 1 Odeon Lux (Costa)
- 2 The Gym Group
- 3 Pure Gym
- 4 Premier Inn

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Uxbridge UB8 1NW

Further information

Terms

Available by way of a new lease direct from the Landlord.

EPC Rating

The building has an EPC Rating of B45.

Viewing

Strictly by appointment via the sole letting agents.



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