

# Bakers House/Belmont Chambers 25 Baker's Road, London, UB8 1RG



## Open plan office space in the centre of Uxbridge

OFFICE

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### Location

Located in the heart of Uxbridge, a stones throw away from Uxbridge Underground station (Piccadilly and Metropolitan lines) as well as a number of Bus Stations.

There are a plethora of amenities surrounding Bakers House business centre, including The Chimes shopping centre and The Pavillions shopping centre, which provides access to Mark's & Spencer's, Boots and Five Guys.

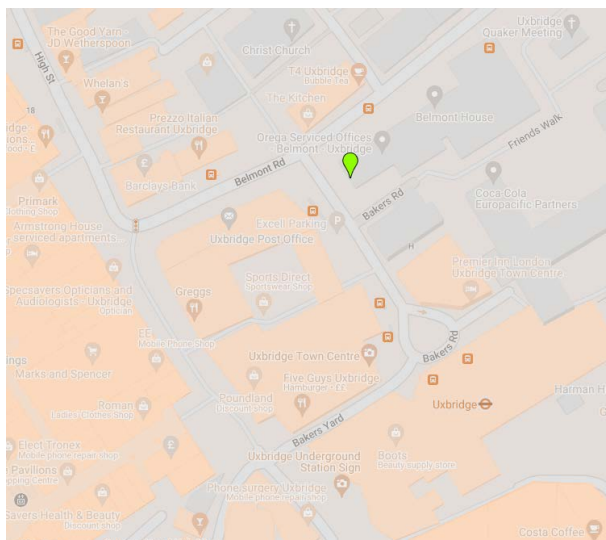
### Description

Accommodated over three floors, Bakers House business centre provides flexible open plan office floors in the centre of Uxbridge.

Equipped with an adjoining underground car park, this ensures that occupiers and visitors have the ability to park securely in a bustling, central area.

### Location Plans

Not to scale, indicative only



### Accommodation (NIA)

#### Bakers House:

Description	sq ft	sq m
2nd Floor	3,641	338.26
1st Floor	3,683	342.16
Ground Reception	62	5.76
<b>Total</b>	<b>7,386</b>	<b>686.18</b>

#### Belmont Chambers:

Description	sq ft	sq m
2nd Floor	8,903	827.11
<b>Total</b>	<b>8,903</b>	<b>827.11</b>

### Specification

- 24hr access
- Car parking
- Cat 5 cabling
- New flexible leases available
- Excellent natural light
- Superb central location
- Perimeter trunking

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## Lease Terms

A new flexible lease is available for a term by arrangement directly from the Landlord.

## Rent

£15.00 per sq. ft.

## Rates

c. £6 per sq. ft.

## Service Charge

£5.25 per sq. ft.

## Further Information

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