BLAKE-HOUSE.CO.UK

# II BLAKE HOUSE UXBRIDGE

HIGH QUALITY REDEVELOPMENT COWLEY BUSINESS PARK UXBRIDGE UB8 2AD

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BLAKE HOUSE HAS UNDERGONE A SUBSTANTIAL REDEVELOPMENT, PROVIDING A SELF-CONTAINED GRADE A OFFICE BUILDING TOTALLING 31,500 SQ FT



#### DESCRIPTION

Blake House is a self-contained, 3 storey, detached office building situated on Cowley Business Park.

The property has seen a recent redevelopment including a full refurbishment of all floors, an extension to the rear and a stunning new double height glazed reception area.









# SPECIFICATION

Following the comprehensive redevelopment, the building benefits from a full height atrium filling the space with natural light and the following specification:

- // New VRF air conditioning system
- // New metal suspended ceilings
- // Full access raised floors
- // New 8 person passenger lift
- // New LED lighting throughout
- // New glazed reception extension
- $/\!/$  New office extension to the rear
- // New WC's and shower facilities
- // External remodelling of the landscaping & car park
- // New cycle racks

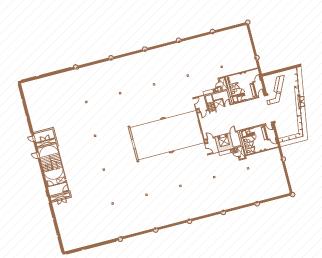
## ACCOMMODATION

ACCOMMODATION	SQ FT (IPMS 3)	SQ M
Reception	1,181	109
Ground	10,501	975
First	9,955	924
Second	10,001	929
Total	31,638	2,937
Car parking ratio	1:282 sq ft (108 spaces)	



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### TYPICAL FLOOR PLAN



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## LOCAL OCCUPIERS & AMENITIES

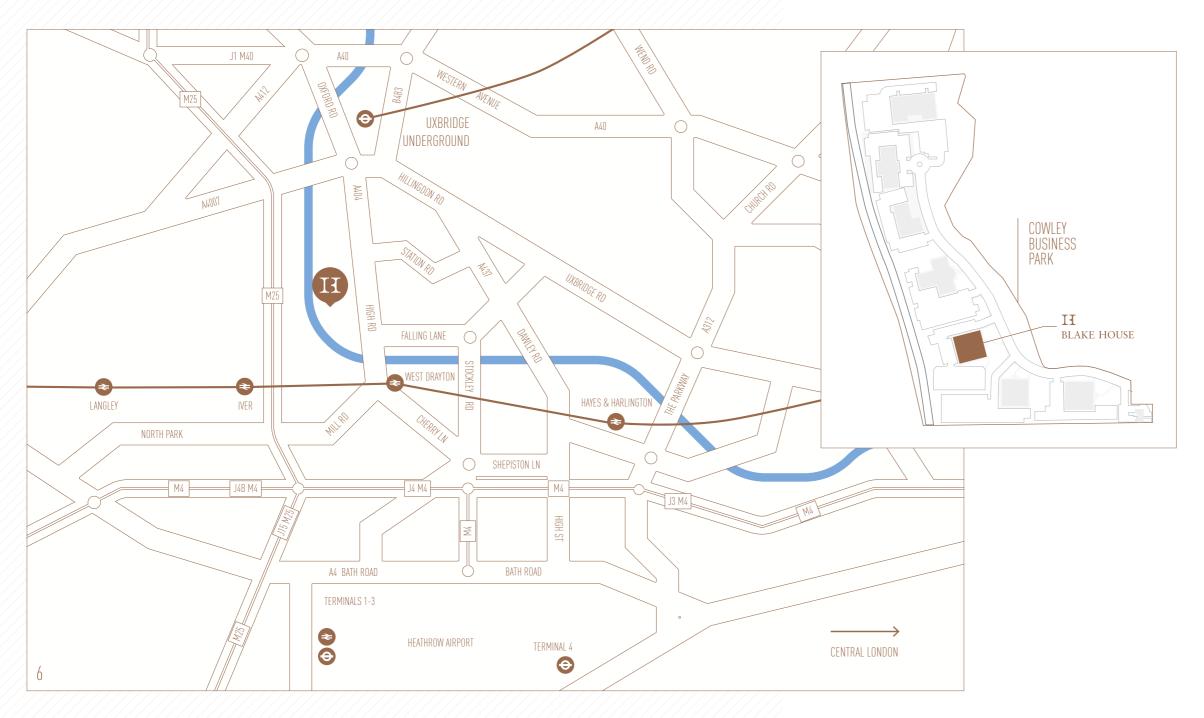
With Uxbridge town centre on your doorstep, Blake House is conveniently located in close proximity to an excellent range of amenities.



## LOCATION

Blake House is located on Cowley Business Park which is accessed directly from Cowley Road (A408) and is situated south of Uxbridge town centre.

Uxbridge is located 19 miles west of Central London with excellent communications infrastructure. By road, the property is situated just off Junction 1 of the M40, 1 mile from the M25 and 4 miles north of the M4. London's Heathrow Airport lies approximately 5 miles to the South.



#### COWLEY BUSINESS PARK UXBRIDGE UB8 2AD

The property is easily accessible from Uxbridge Underground Station which provides excellent links to Central London via the Metropolitan and Piccadilly line (45 minute journey time).

Direct main line access to London is provided from nearby Stations, West Drayton and Hayes (approximate 20 minute journey time). Crossrail will also be available from these stations in 2019.

PUBLIC TRANSPORT	TRAVEL TIME
Heathrow Airport	29 mins
Central London (Green Park)	52 mins
Reading	1 hr 12 mins
Gatwick Airport	1 hr 37 mins
From Uxbridge Station	
ROAD LINKS	TRAVEL TIME
ROAD LINKS Heathrow Airport	TRAVEL TIME
Heathrow Airport	13 mins

From Blake House Source: Google Maps

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#### TERMS

Both freehold and leasehold options available, terms on application.

#### VIEWING



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# A DEVELOPMENT BY

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