

BLAKE-HOUSE.CO.UK



BLAKE HOUSE

UXBRIDGE

50% LET TO GALLIFORD TRY

5,000 – 15,000 SQ FT AVAILABLE  
COWLEY BUSINESS PARK UXBRIDGE UB8 2AD



BLAKE HOUSE HAS UNDERGONE A SUBSTANTIAL REDEVELOPMENT, PROVIDING GRADE A OFFICE SPACE FROM 5,000 – 15,000 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:

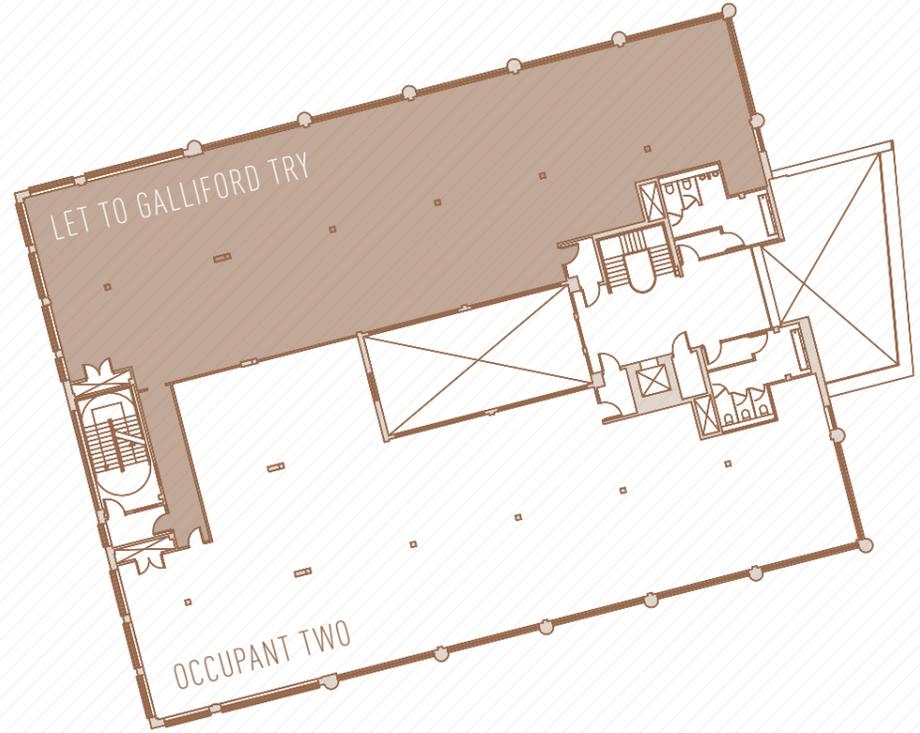
- // New VRF air conditioning system
- // New metal suspended ceilings
- // Full access raised floors
- // New 8 person passenger lift
- // New LED lighting throughout
- // New glazed reception extension
- // Car parking ratio - 48 spaces - 1:312 sq ft
- // New WC's and shower facilities
- // External remodelling of the landscaping & car park
- // New cycle racks



# ACCOMMODATION

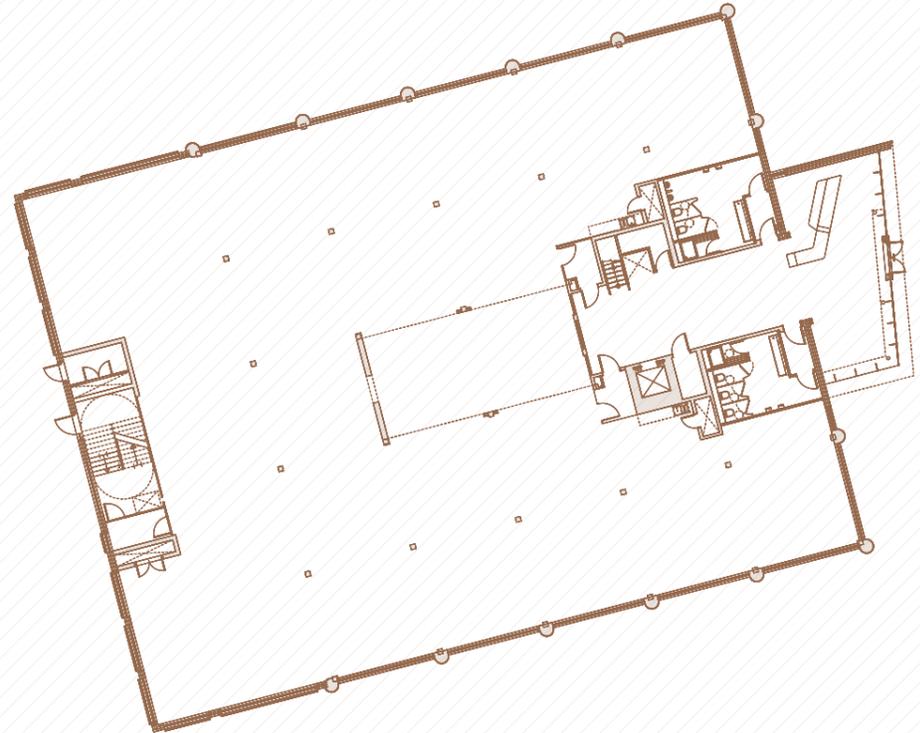
## FIRST FLOOR PLAN

4,995 Sq ft      464 Sq m



## SECOND FLOOR PLAN

10,001 Sq ft      929 Sq m



## TOTAL

14,996 Sq ft      1,393 Sq m

## LOCAL OCCUPIERS & AMENITIES

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

### OCCUPIERS



### AMENITIES

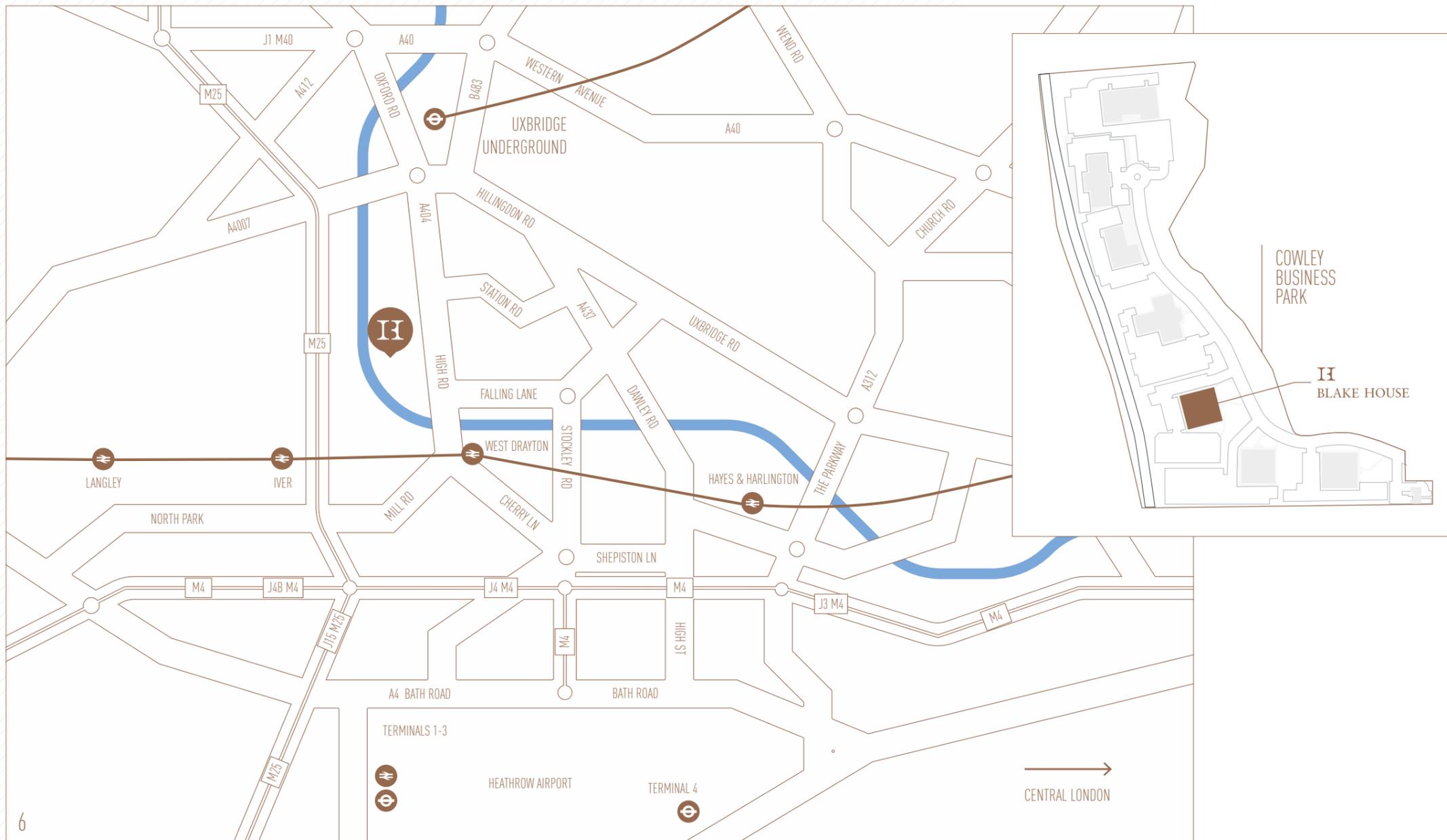
## LOCATION

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.

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). The Elizabeth Line (Crossrail) will also be available from these stations.



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
Heathrow Airport	13 mins
Central London (Green Park)	43 mins
Reading	45 mins
Gatwick Airport	54 mins

From Blake House Source: Google Maps

## TERMS

New lease(s) available, terms upon application.

## VIEWING



CAMERON FRAZER

+44 (0) 20 7152 5425

cameron.frazer@cushwake.com

JAMIE RENISON

+44 (0) 20 7152 5421

jamie.renison@cushwake.com



CHRIS BULMER

+44 (0) 20 8332 4593

chris.bulmer@michaelrogers.co.uk

NIALL CHRISTIAN

+44 (0) 20 8332 4591

niall.christian@michaelrogers.co.uk

A DEVELOPMENT BY

# H B D