



## Harrington House, Milton Road

Uxbridge, UB10 8NN

### Modern Serviced Office Suites Available on Flexible Terms

**600 to 1,000 sq ft**

(55.74 to 92.90 sq m)

- Co working collaborative suites
- Led lighting
- Private parking spaces (EV charging available)
- Inclusive of utility bills
- Furniture included
- Super fast Fibre included
- Sustainable building systems
- Bespoke kitchen and bar on ground floor

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## Summary

Available Size	600 to 1,000 sq ft
Rent	£45 per sq ft
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Description

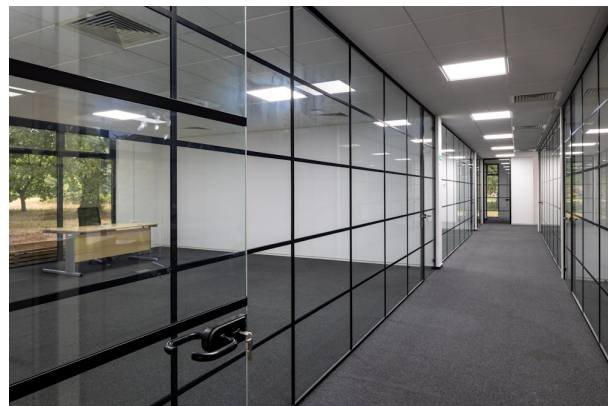
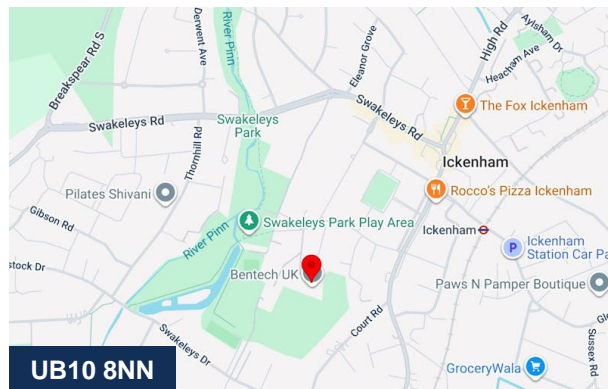
The property comprises an attractive two storey, serviced office building with a large welcoming entrance, a ten person lift, male and female W/Cs, a brand new bespoke kitchen & bar on the ground floor, air conditioning, glass partitioning's throughout creating smaller co working spaces and up to 100 car parking spaces.

## Location

Harrington House is located in a private estate off Milton Road in an exclusive woodland setting. The A40 (Swakeleys Junction) is located 1.7 miles from the property, providing access to the M25 within 8 minutes and Ickenham Underground station is located 0.3 miles from the property which is served by the Metropolitan and Piccadilly Line.

## Terms

The office suites are available on flexible lease terms by arrangement. Bespoke options are available to suit each tenants requirements. Please get in touch for further information.



## Viewing & Further Information



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