

Optirisk R&D House, 1 Oxford Road, Uxbridge UB9 4DA

Guide Price £1,250,000*

COMMERCIAL BUILDING ON SPACIOUS PLOT OFFERING OUTSTANDING DEVELOPMENT POTENTIAL



This imposing detached office building offers a rare opportunity to purchase. It is located on the edge of Uxbridge town centre with its popular Pavillions and Chimes Shopping Centre, numerous bus connections and underground station serving the Metropolitan and Piccadilly Lines. Excellent road facilities are close at hand with easy access onto the A40, M40 and M25 network. The building currently offers 3119 sf of space with an abundance of parking on a site area of approximately 0.489 acres. The site has excellent development potential subject to obtaining any necessary planning consent that may be required. There are of course many other uses that again subject to obtaining any necessary consent, may be applied to this prestigious site. The property is sold with vacant possession and will be of interest to investment and development buyers as well as owner occupiers looking for a prime building for their business to trade from. Any intending buyer should make their own planning enquiries with the local authority.

ACCOMMODATION

Detached office Building comprising 2243 sf to the ground floor entrance, offices, kitchen, and WCs. First Floor Office and Storage providing 876sf of space. Total internal floor area: approximately 3119 sf Ample grounds with parking siting on overall site area of approximately 21,301 sf (0.489 acres)



TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

South Bucks District Council Rateable Value £16,000

VIEWING TIMES

Tuesday 8th October @ 10am Thursday 10th October @ 10am
Tuesday 15th October @ 10am

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN