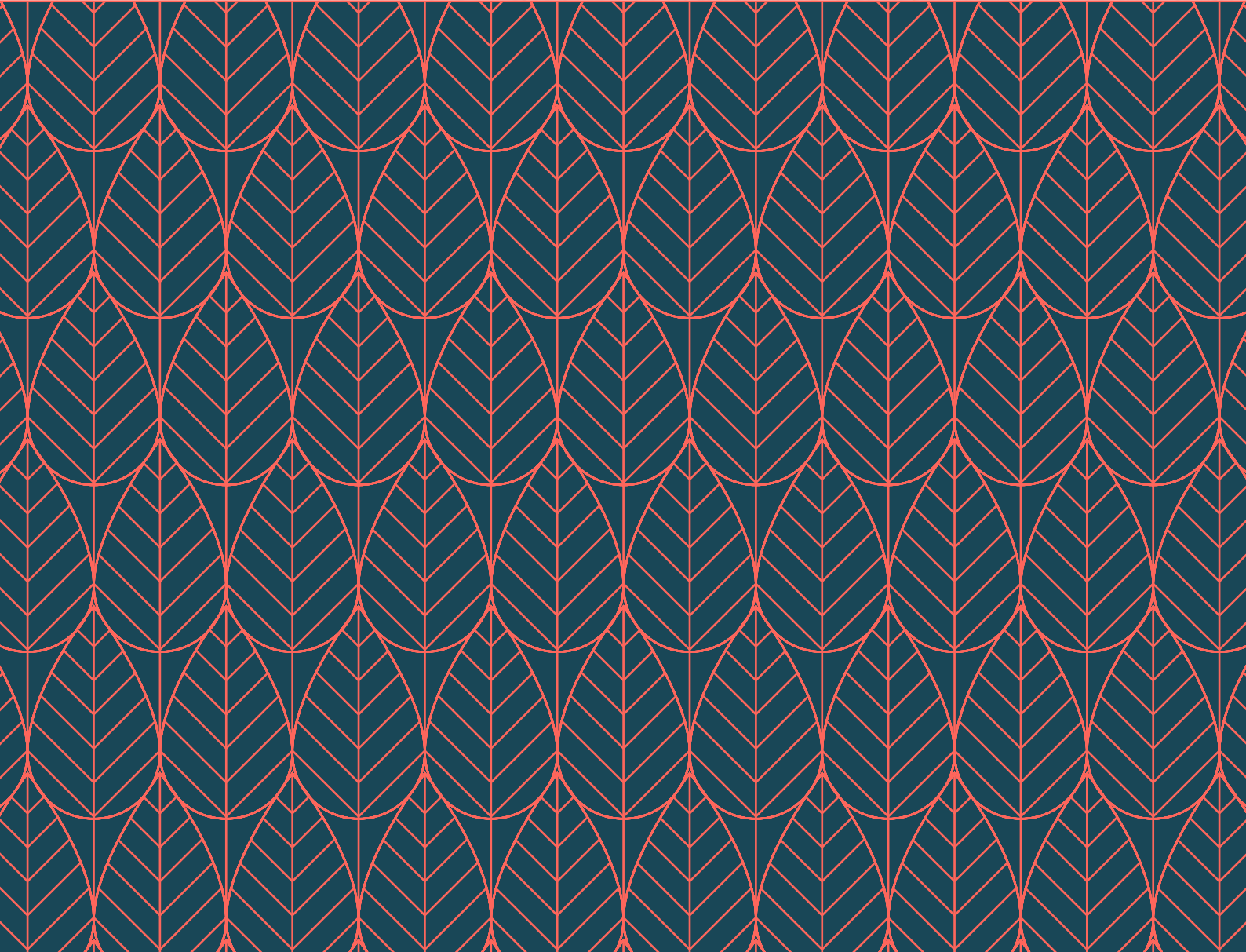




PARKVIEW


UXBRIDGE



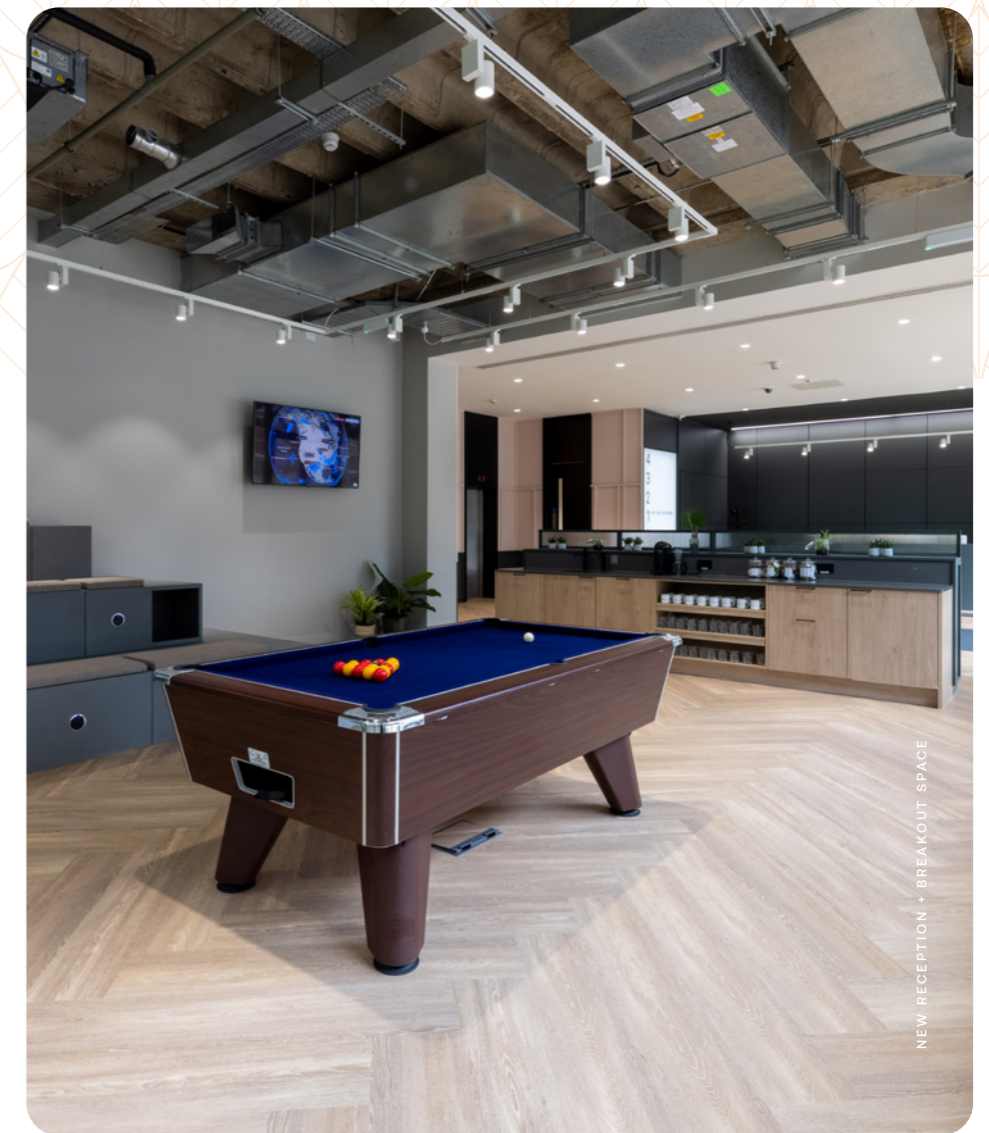
Exciting new workspace from **3,930 – 24,200 sq ft**



A new large reception, business lounge and breakout area.



A NEW CONTEMPORARY POINT OF VIEW



NEW RECEPTION + BREAKOUT SPACE

Parkview has been refurbished to offer inspiring new workspace, dynamic breakouts and a stylish arrival experience.

Prominently positioned in the heart of Uxbridge on the Oxford Road. Only a 1 minute walk to the High Street and 5 minute walk to the Underground Station, which serves both the Piccadilly and Metropolitan Lines.

Parkview has an excellent amount of secure town centre car parking with a ratio of 1:476 sq ft. It is located adjacent to Fasnidge Park and the river providing leafy views and perfect for a lunchtime stroll.



BREAKOUT AREA

THE FINER DETAILS

Light and flexible workspace to meet your exacting needs. Alongside our traditional refurbished floors we have created some semi-fitted suites. Furthermore, we are happy to discuss creating bespoke space across the whole or part of Parkview.



Bright and efficient workspace with park views

2 x 13-person passenger lifts

New VRF air conditioning

Car Parking Ratio 1:476 sq ft net

Male & female WCs and shower facilities

New collaboration and breakout space

Full access raised floors (clear void 150mm)

New LED lighting

Prominent position on the Oxford Road

2.7 - 3.5m clear floor-to-ceiling height (3.5 m on GF)

Electric car charging points

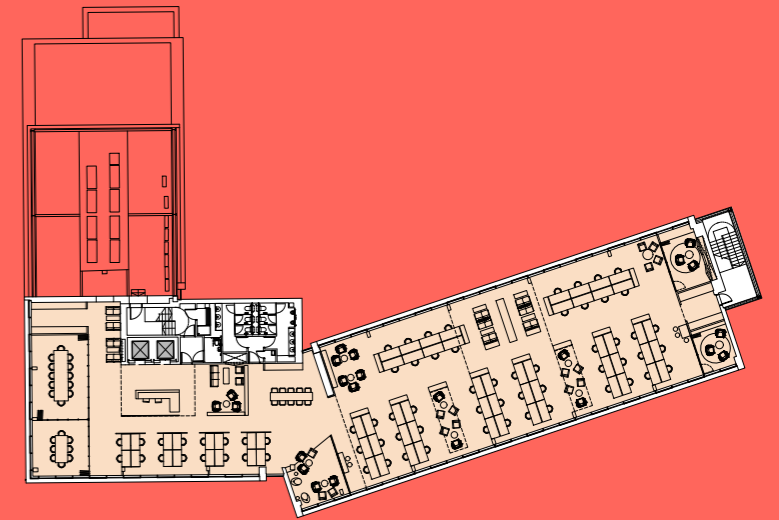
Secure bike storage

Floor	Sq Ft	Sq M
Fourth	8,506	790.2
Third**	11,762	1,092.7
Second	11,764	1,092.9
First*	11,764	1,092.9
Ground	3,930	365.1
Total office	47,726	4,433.8

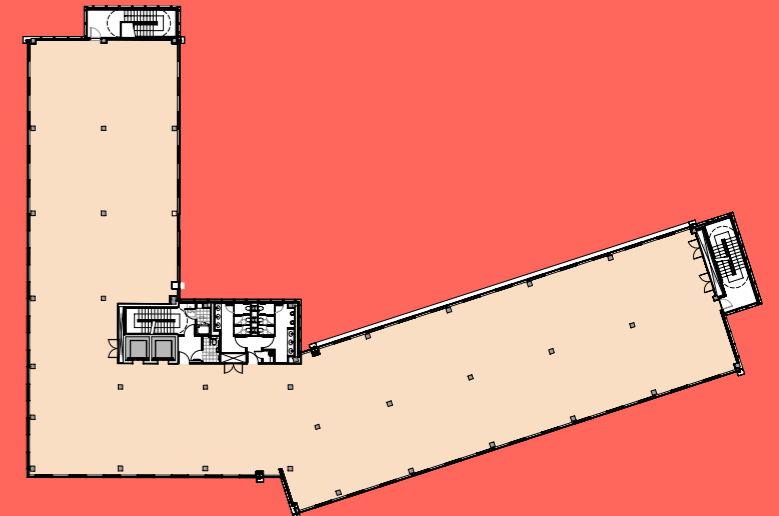
*Let to Covermore Limited (part of Zurich Insurance)
** Let to Masters of Mindset Limited Areas shown IPMS3

4th Floor

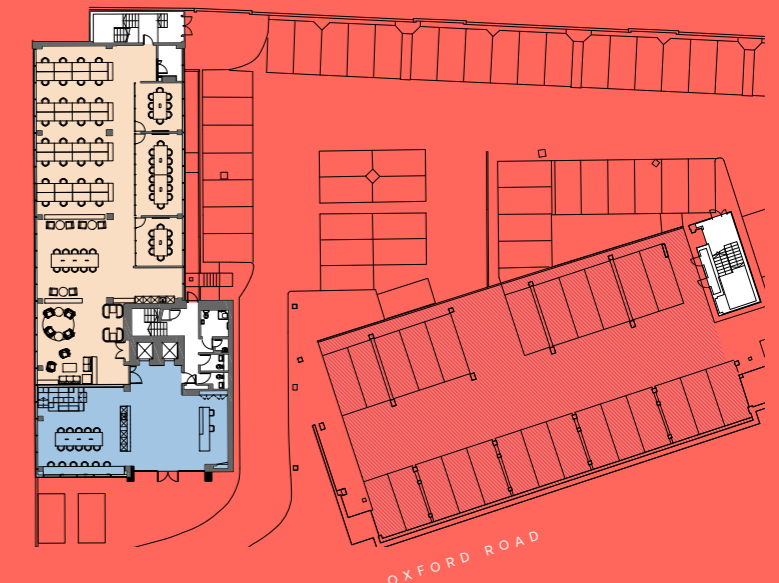
● Office ● Reception ● Core ● Lift
Not to scale. Indicative only.



Typical Upper



Ground



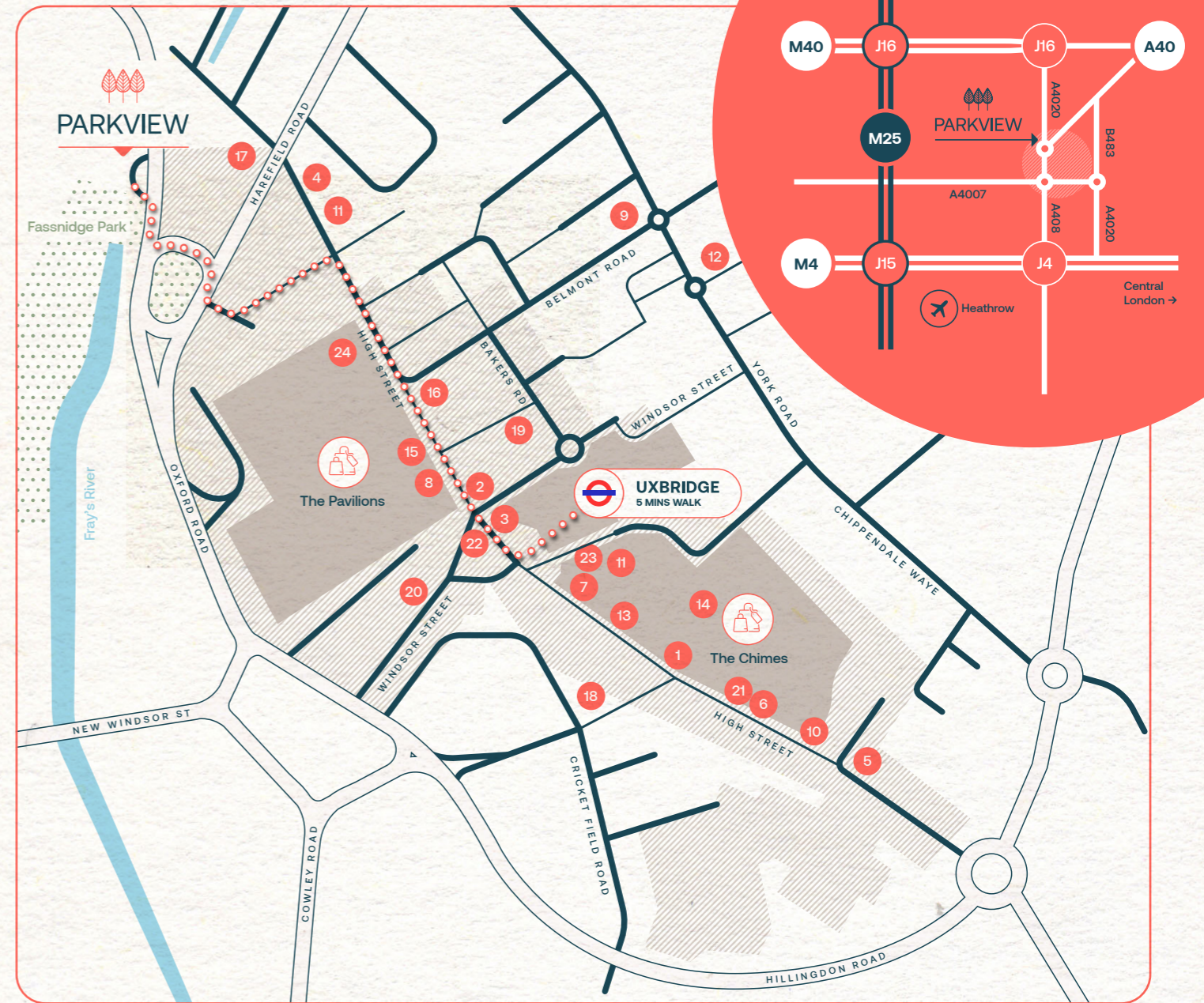
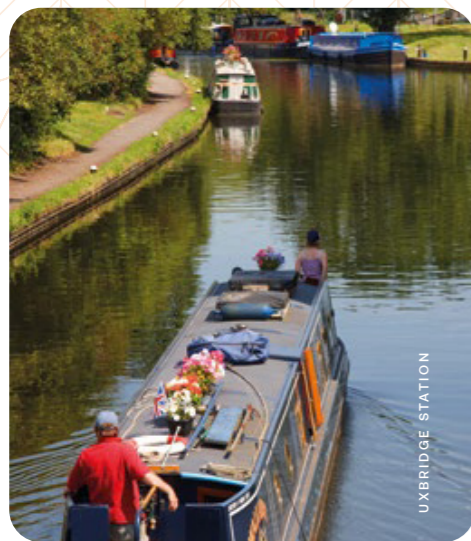


LIGHT AND FLEXIBLE WORKSPACE



AROUND AND ABOUT UXBRIDGE

Uxbridge is a major M25 office location attracting international corporate tenants such as Monster Energy, Fujitsu and Coca Cola. It benefits from excellent connections to Central London, the Thames Valley and Heathrow Airport by road and the London Underground.



Parkview benefits from a wealth of leisure retail and F&B amenity in the town centre, including:

Key travel times

M40 (J1)	.....	4 MINUTES
UXBRIDGE STATION	.....	5 MINUTES
DENHAM STATION	.....	12 MINUTES
HEATHROW AIRPORT	.....	12 MINUTES
MARYLEBONE (FROM DENHAM)	.....	25 MINUTES
PICCADILLY CIRCUS (FROM UXBRIDGE)	.....	56 MINUTES
KING'S CROSS (FROM UXBRIDGE)	.....	44 MINUTES



1 Bella Italia	2 FIVE GUYS	3 ★ PRET ★	4 Nonna Rosa	5 SUBWAY	6 wagamama
7 CAFFÈ NERO	8 COSTA	9 Creams	10 MILLERS TAP	11 McDonald's	12 Sainsbury's
13 Boots	14 THE CHIMES	15 M&S EST. 1884	16 POST OFFICE	17 simply gym	18 truGym
19 Pizza Hut	20 THE FIG TREE	21 Nando's	22 HARRIS+HOOLE	23 Starbucks	24 TESCO

For further information or to arrange a viewing:

DTRE

Hannah Davies
+44 (0)20 3328 9080
+44 (0)75 0132 3734
hannah.davies@dtre.com

**ROSE
WILLIAMS**

Mark Rose
+44 (0)1895 619898
+44 (0)77 6871 8856
mark@rose-williams.co.uk

Rose Williams and DTRE for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Rose Williams or DTRE has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. February 2024. Studio185.london | 178

