



BLAKE HOUSE

UXBRIDGE

HIGH QUALITY REDEVELOPMENT

COWLEY BUSINESS PARK UXBRIDGE UB8 2AD



BLAKE HOUSE IS UNDERGOING SUBSTANTIAL REDEVELOPMENT
AND WILL PROVIDE 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 is undergoing a redevelopment including an extension to the rear which will encompass a refurbishment of all floors and a new glazed reception extension.





THE DEVELOPMENT IS ON COURSE FOR COMPLETION IN Q2 2017
AND WILL PROVIDE THE FOLLOWING SPECIFICATION AND FLOOR AREAS.

- // New VRF air conditioning system
- // New metal suspended ceilings
- // New 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 throughout
- // External remodelling of the landscaping and car park
- // New cycle racks

ACCOMMODATION	SQ FT	SQ M
Reception	1,744	126
Ground	10,279	955
First	9,676	899
Second	9,774	908
Total	31,473	2,888
Car parking ratio	1:270 sq ft (115 spaces)	



FLOOR PLANS

GROUND & TYPICAL UPPER

GROUND

10,279 Sq ft

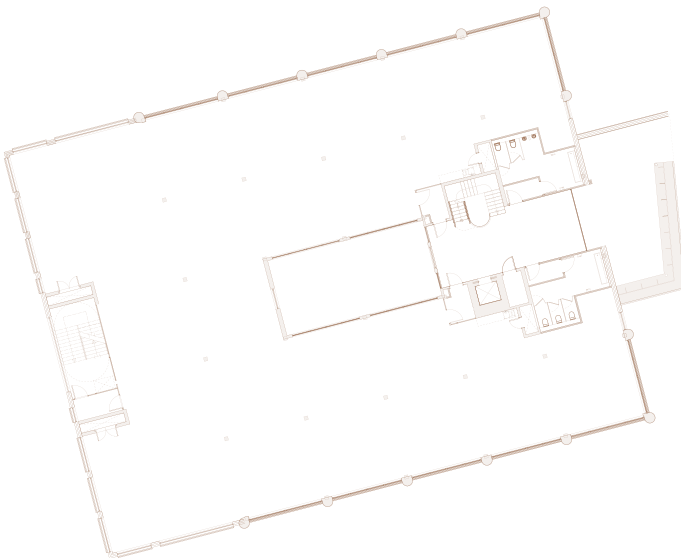
955 Sq m



FIRST

9,676 Sq ft

899 Sq m



SECOND

9,774 Sq ft

908 Sq m





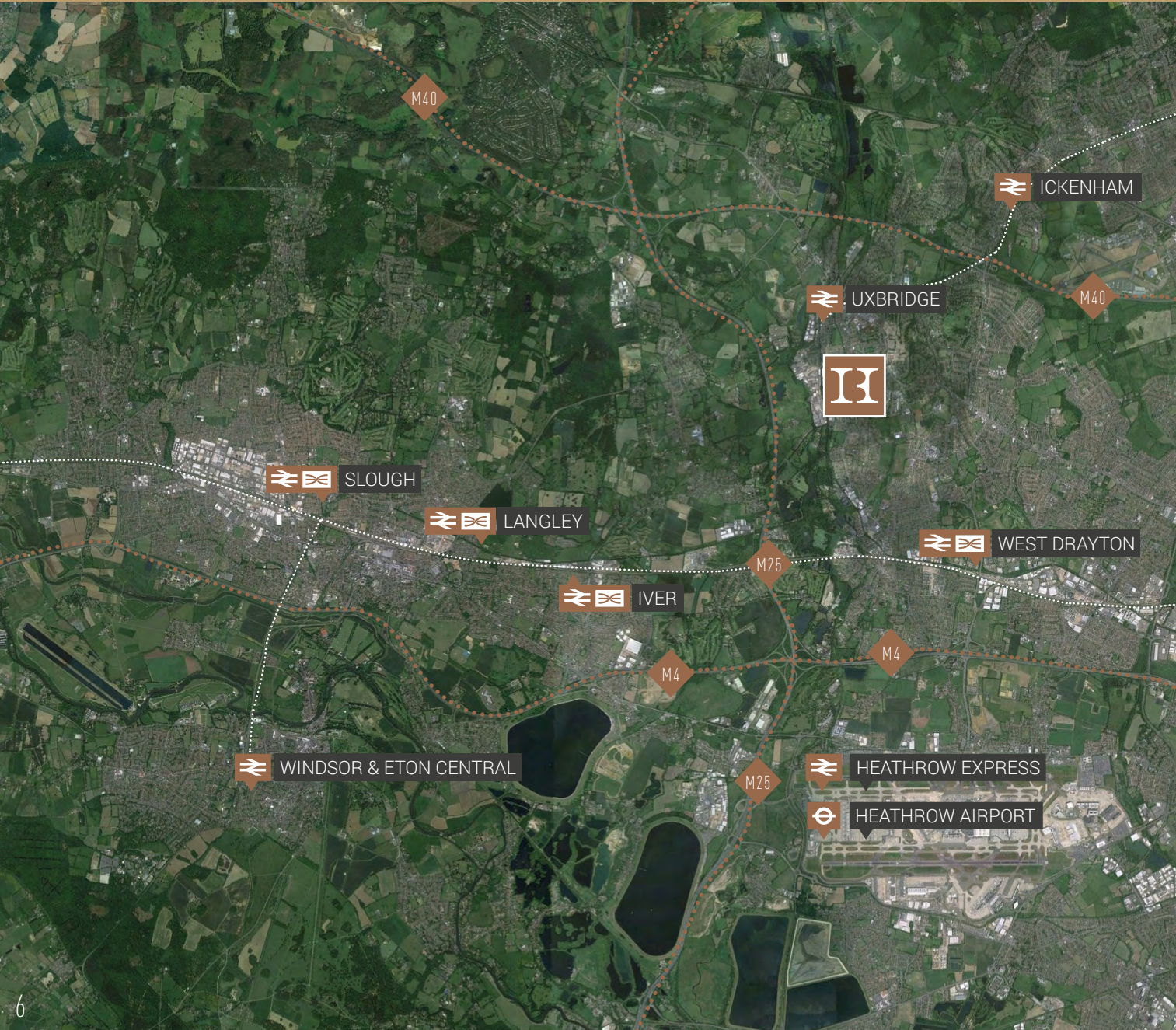
LOCAL OCCUPIERS & AMENITIES

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).



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

Both freehold and leasehold options available, terms on application.

VIEWING



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A DEVELOPMENT BY



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