

A large, stylized logo consisting of the letters 'W' and 'V' in a dark teal color, with a light green 'W' and a dark green 'V' layered on top. The background is a dark teal color with a large, light green 'W' and a dark green 'V' layered on top.

41-42 Windsor Street

Uxbridge UB8 1AB

**A part vacant
commercial
investment
with significant
reversionary potential
and planning
for a residential
development**



Executive Summary

- Superbly located in Uxbridge Town Centre just moments from Uxbridge Underground Station (Metropolitan & Piccadilly Lines).
- The building comprises retail premises on the ground floor and vacant offices on the first and second floors.
- The existing vacant offices total **3,728 sq ft** and have been vacant for five years and therefore require modernisation.
- The ground floor is let on a 15 year lease from 29 March 2018, thus having **approximately 9 years remaining**.
- The passing rent is currently **£25,000 pa** with an outstanding rent review from March 2021 which we believe to be **reversionary**.
- We believe once modernised the offices could fetch between **£25.00 - £27.50 per sq ft** which suggests an ERV of the upper parts alone in the region of **£90,000 - £100,000 pa**.

Two separate planning permissions have been granted by London Borough of Hillingdon for the conversion of the upper parts into either 3 or 4 flats as follows:

Ref: 48534/APP/2020/1401

2 x 1 bed and 1 x 2 bed with a total NIA of 2,324 sq ft plus atrium private gardens.

Ref: 48534/APP/2020/1353

4 x 1 bed with a total NIA of 2,221 sq ft plus atrium private gardens.

- Residential values for newly developed flats are in the region of £600 - £650 per sq ft.
- The building is Grade II listed with listed building consent all granted.
- **Freehold.**
- The property is elected for VAT.

Proposal

Guide Price

£1,235,000

(One Million Two Hundred and Thirty Five Thousand Pounds)

subject to contract.



Location

Uxbridge is a premier office location.

Located within the West London and Thames Valley district, Uxbridge is conveniently located close to major motorway networks, Heathrow Airport and benefits from quick and easy access into central London.

This attracts a huge footfall to the area and makes the town an extremely popular destination for workers and residents.

Leisure & Retail

The Chimes and The Pavilions Shopping Centres are host to a large range of popular brands such as TK Maxx, Marks & Spencer, Primark, H&M and JD Sports. The Chimes also contains a multi-screen IMAX Odeon Cinema and has 1,551 car parking spaces, offering locals and nearby residents a convenient one stop shopping destination.

Along the High Street there are additional retail stores on offer as well as a range of cafes and restaurants.

Business

Business and industry are woven into both the town centre and Uxbridge Business Park, a purpose built business complex with modern facilities and cutting edge architecture, 0.8 miles north of the town centre and an easy 15 minute walk from the station.

Uxbridge is home to Coca Cola Enterprises, Cadbury, Compass Group, Hertz, Xerox, Manpower and Bristol Meyers Squibb. Combined with the retail offerings, Uxbridge is the town of choice for business and leisure.

Education

Uxbridge is also a centre of excellence for education, home to globally renowned Brunel University and primary and secondary education including Uxbridge College which is located close to the town centre. Buckinghamshire New University also has a campus on Oxford Road.



Uxbridge Town Centre

41-42
Windsor
Street

Uxbridge Station

Nexen
Petroleum

PWC Herbalife

The Chimes

Pavilions Shopping Centre

Coca Cola Enterprises

UNDERGROUND

The property benefits
from an enviable
town centre location,
moments from
Uxbridge Station

Situation

The property occupies a desirable position on Windsor Street, a quiet road lined with attractive period properties with the advantage of being just off the main thoroughfare of the High Street.

The property is located just behind the Pavilion Shopping Centre but retains a peaceful atmosphere with the benefit of its proximity to Uxbridge's many amenities. In addition, it is moments from Uxbridge Underground Station (Metropolitan and Piccadilly Lines) making it a highly sought after location for residents and office workers alike.

**41-42
Windsor Street**



Connectivity

Uxbridge benefits from excellent road communications being located approximately 1 mile south of the M40 (Junction 1) providing direct access to central London to the east and Oxford and Birmingham to the north-west.

The M25 (Junction 16) is 3 miles west of Uxbridge and Junctions 4 & 4b of the M4 are approximately 5 miles and 4 miles south of Uxbridge respectively.

Uxbridge Underground Station is served by the Metropolitan and Piccadilly lines and provides direct services to central London with journey times of approximately 45 minutes to major London locations such as King's Cross St Pancras, Liverpool Street, Green Park and Covent Garden.

Connectivity to central London will be further enhanced on completion of the

Elizabeth Line (Crossrail) with services operating from nearby Hayes, approximately 5 miles away, with anticipated journey times of 20 minutes to Bond Street. Uxbridge is one of the most strategically located office markets from an international perspective being situated 6.5 miles north of London Heathrow Airport (20-minute drive) and 47 miles north-west (45-minute drive) of London Gatwick Airport.



Crossrail





Description

The building comprises retail premises on the ground floor and vacant offices on the first and second floors.

The existing vacant offices total **3,728 sq ft** and have been vacant for five years and therefore require modernisation.

Existing Accommodation Schedule

Existing Area Schedule		
Floor	Sq Ft	Sq M
Ground floor Salon	989	92
Plus garage	341	32
Existing first floor offices	1,920	178
Existing second floor offices	1,808	168
Total	5,058	470

Tenancy & Accommodation

The ground floor is let on a 15 year lease from 29 March 2018, thus having **approximately 9 years remaining**. The passing rent is currently **£25,000 pa** with an outstanding rent review from March 2021 which we believe to be **reversionary**.

We believe once modernised the offices could fetch between **£25.00-£27.50** per sq ft which suggests an ERV of the upper parts alone in the region of **£90,000-£100,000 pa**. Residential values for newly developed flats are in the region of £600 - £650 per sq ft.

Proposed Accommodation Schedule

Proposed Area Schedule - Ref: 48534/APP/2020/1401 (3-unit scheme)				
Unit	Description	Sq Ft	Sq M	Plus Courtyard (Sq Ft)
Unit 1	1 bed	522	48	183
Unit 2	1 bed	579	54	204
Unit 3	2 bed	1,223	114	-
Total		2,324	216	387

Proposed Area Schedule - Ref: 48534/APP/2020/1353 (4-unit scheme)				
Unit	Description	Sq Ft	Sq M	Plus Courtyard (Sq Ft)
Unit 1	1 bed	522	48	183
Unit 2	1 bed	579	54	204
Unit 3	1 bed	552	51	-
Unit 4	1 bed	568	53	-
Total		2,221	206	387

Ground Floor Retail





Planning

Two separate planning permissions have been granted by London Borough of Hillingdon for the conversion of the upper parts into either 3 or 4 flats as follows:

3-Unit Scheme

Ref: 48534/APP/2020/1401

2 x 1 bed and 1 x 2 bed with a total NIA of 2,324 sq ft plus atrium private gardens.

4-Unit Scheme

Ref: 48534/APP/2020/1353

4 x 1 bed with a total NIA of 2,221 sq ft plus atrium private gardens.

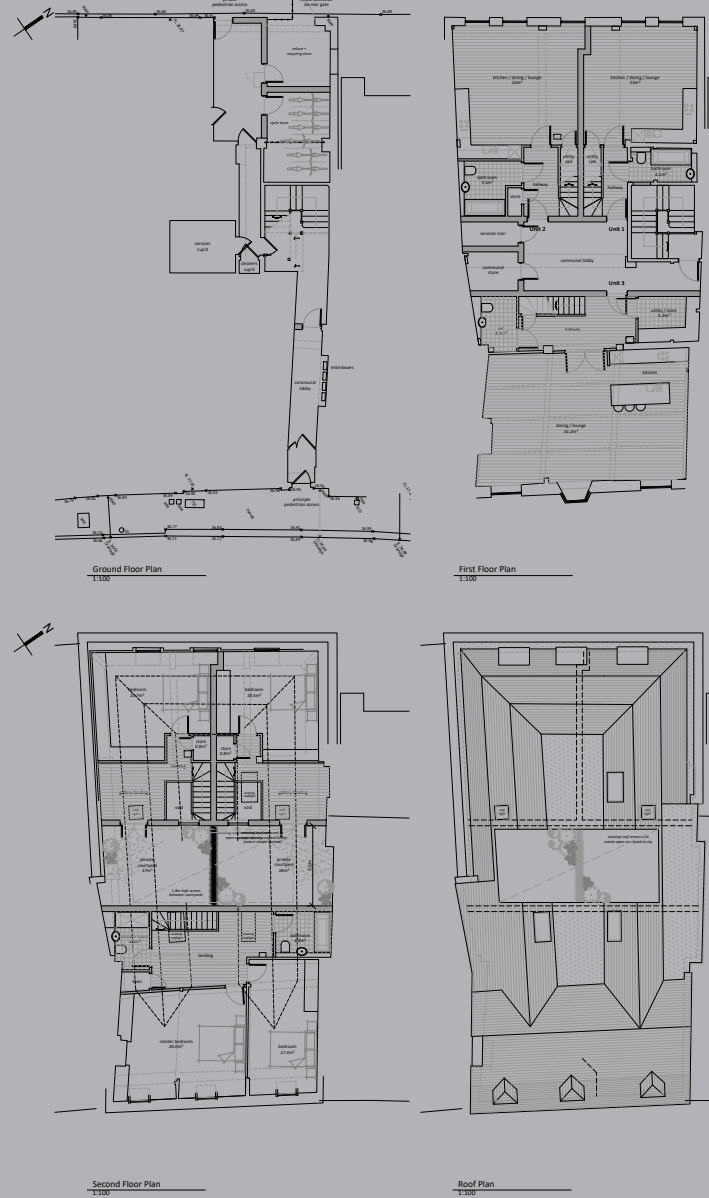
The building is Grade II listed with listed building consent all granted.



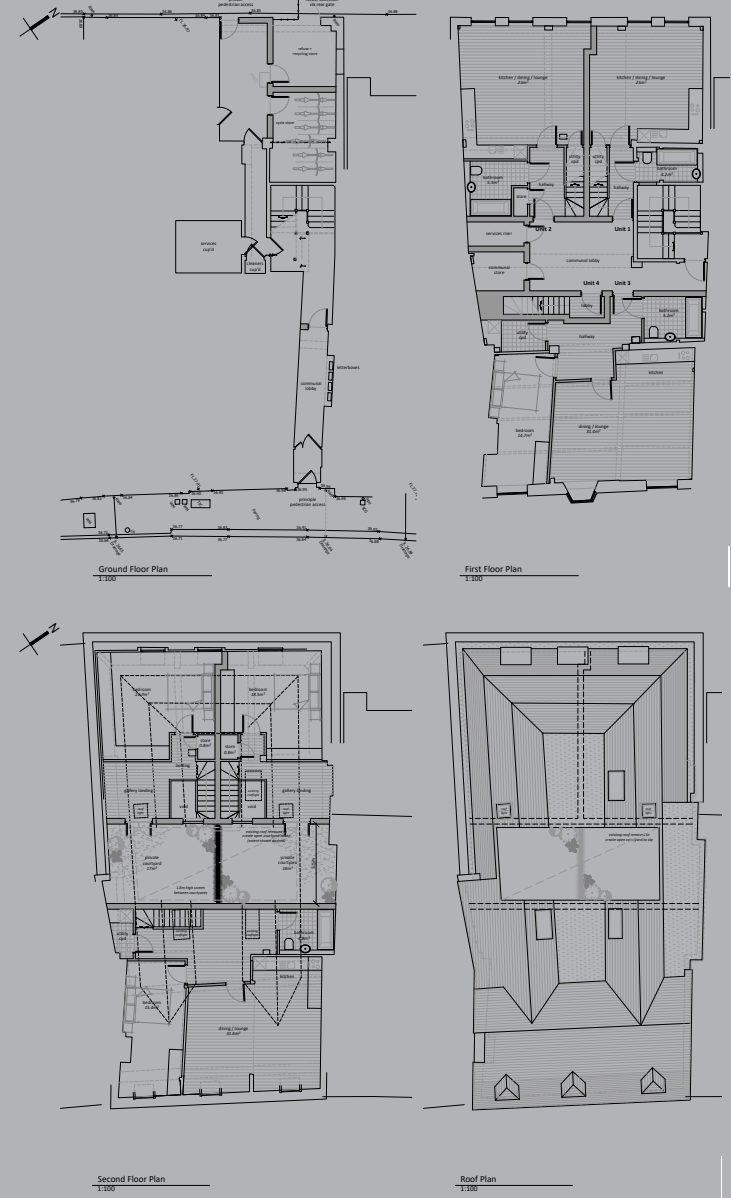
Existing Floor Plans



Proposed Floor Plans 3-Unit Scheme



Proposed Floor Plans 4-Unit Scheme



Tenure

Freehold.

VAT

The property is elected for VAT.

EPC

Energy Performance Certificates are available on request.

Proposal

**Guide Price
£1,235,000**

**(One Million Two Hundred and
Thirty Five Thousand Pounds)**

subject to contract.

Further Information

Further information such as photos, floor plans, schedules and planning documents is available on request.

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office, their clients or any joint agents have authority to make or give any representation or warranty whatsoever in relation to this property. March 2022.

Contact

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