

# SALAMANDER QUAY

HAREFIELD, UXBRIDGE, UB9 6NZ



**RIVERSIDE OFFICE SUITES TO LET**

737 - 7,443 SQ FT (68 - 691 SQ M)



## Amenities



Attractive riverside location



On-site security



Close proximity to M25 (J17), M40 & Rickmansworth Railway Station



Central heating and comfort cooling



Balconies in 1st floor suites



Excellent parking ratio of 1:250



Communal kitchen facilities



Entrance lobby with passenger lift

## Description

Salamander Quay is a purpose built office building that provides a range of small office suites capable of being combined to provide accommodation of different sizes at ground and first floor level. There are male and female toilets, together with disabled WC amenities in addition to kitchenette facilities at each level. Internally the suites benefit from carpeted access floors throughout the ground floor suites.

The upper levels have carpeted solid floors incorporating three compartment floor trunking. All office areas have suspended ceilings with recessed fluorescent lights and each suite is served by its own gas-fired central heating system.

## Accommodation

Net Internal Areas	Sq Ft	Sq M
Suite A	1,378	128
Suite D	1,256	117
Suite E	861	80
Suite H&I	2,618	243
Suite J	1,062	99
Suite K	1,640	152
Suite M	1,276	119
Suite R2	737	68



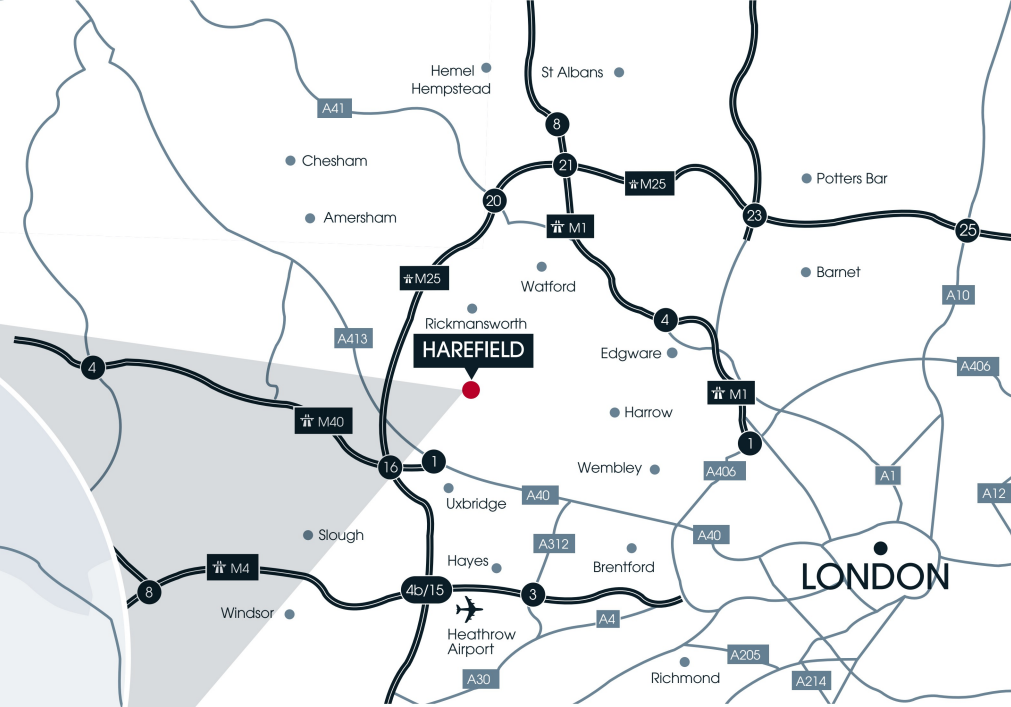
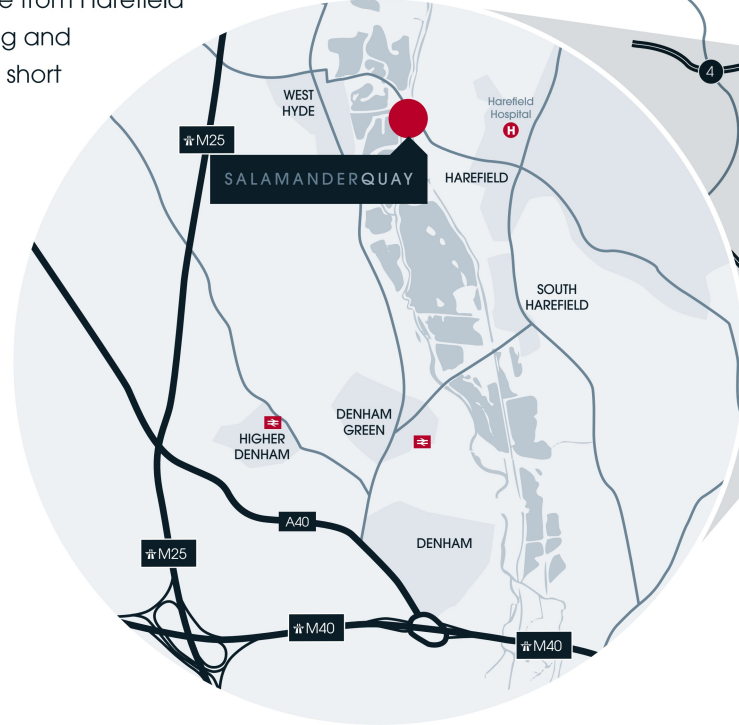
PHOTO GALLERY



## Location

The property is located just off the main road from Uxbridge to Rickmansworth (A412). It is just under one mile from Harefield village where there are a number of shopping and banking facilities. Salamander Quay is also a short walk from an attractive riverside pub.

The location is well placed for the M25 Junction 17 to the north as well as the M40/M25 intersection to the south and west for West and Central London. Rickmansworth Railway Station is serviced by the Metropolitan line and National Rail Network, Providing access to Central London within 30 minutes.



## Occupiers include



# SALAMANDERQUAY

## Terms

The suites are available on a new full repairing and insuring lease direct from the landlord for a term to be agreed.

## Rent

Upon application

## Legal Costs

All parties to bear their own legal costs.

## Rates

Interested parties are advised to make their own enquiries with London Borough of Hillingdon.

## EPC

Individual EPC certificates available upon request.



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