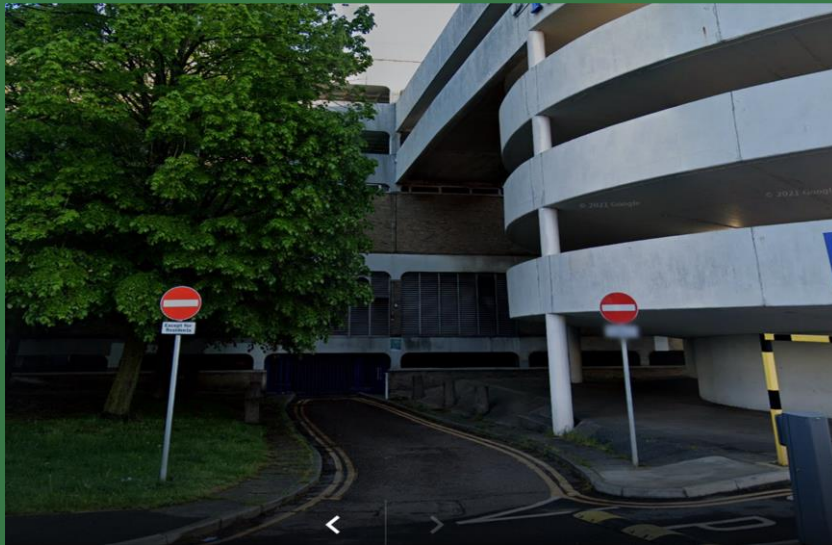




HILLINGDON
LONDON

Grainges Car Park, Uxbridge - Part Basement To Let



- Situated within close distance to Uxbridge underground train station and provides direct access Pavilion Shopping Centre
- 58 caged parking bays
- Offers invited.

Grainges Car Park, Part Basement, Uxbridge UB8 1AB

- Nearby amenities includes: Uxbridge underground Station, Intu Uxbridge and Pavilion Shopping Centres, Tesco, Sainsbury, Marks & Spencer's, High Street banks
- Within a residential area with good transportation links to Hayes, West Drayton and neighbouring towns
- Easy access to M40 & A40

Proposed terms Subject To Contract to the Council Formal Approval Process:

Rent: Offers invited.

Contractual Term: 10-year lease subject to upwards only rent review at the fifth anniversary of the term (outside of the secure of tenure provisions of the Landlord and Tenant Act 1954 Part 2) and subject to a landlord's option to break.

Possible permitted uses

The council is seeking a single business user to take a lease of the entire 58 parking bays for private motor vehicles only.

Condition. The property is in fair condition and is to be let as seen.

REPAIRS To comply with all regulations and restrictions made by the Landlord from time for the management of the Building in accordance with the requirements of good management but without derogating in any way from the provisions of the proposed lease

LEASE TYPE 10-year commercial lease is to be contracted out of the 1954 Landlord and Tenant Act (as above).

RENT Landlord is inviting offers inclusive of electricity

INSURANCE The Landlord is to insure the property under the Council's block policy.

ALIENATION Assignment of the part is strictly prohibited. Assignment of the whole of the premises is prohibited without landlord's prior formal consent.

RATEABLE VALUE TBC

REFERENCES Subject to satisfactory references.

RENTAL DEPOSIT The tenant will provide a deposit equivalent to six month's rent prior to lease completion.

EPC Rating N/A

All enquiries made to:

Denise Ferguson

Email: dferguson@hillington.gov.uk

The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

*All floor areas are approximate and not be relied upon for the purpose of this lease transaction

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