

# BELMONT ROAD

15 HIGH ST, KINGSTON UPON THAMES, UB8 1HE



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Belmont Road has a contemporary design with modern, sleek interior boasting a grand entrance and offices arranged around a beautiful sky-lit atrium resulting in this building standing out from the others around it. It also has a private garden allowing you to spend your lunch breaks outside as well acting as a unique location to hold informal meetings.

## LOCATION

Located in the centre of Uxbridge, this building has access to all of the local amenities within the town which include a number of shops, bars and restaurants. Belmont Road also has fantastic transport links with Uxbridge Tube Station less than a minute's walk away providing access to the underground network, a sixteen minute drive Heathrow Airport, two miles from the M40 and 3.5 miles from the M25 motorways. This allows easy access whatever mode of transport you choose to use.

## SPECIFICATION/AMENITIES

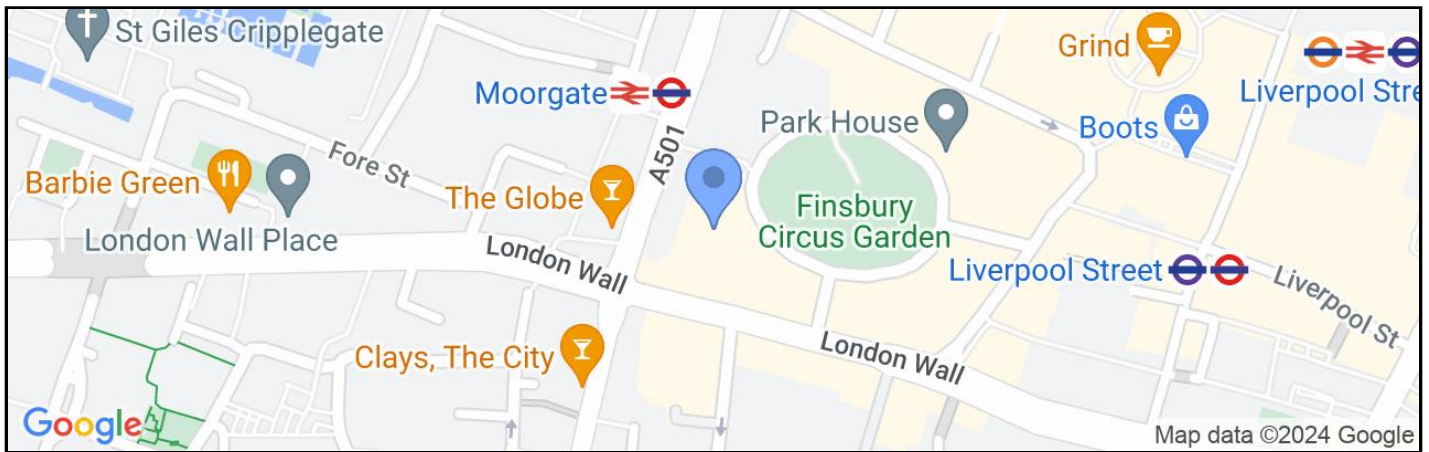
- High-speed Broadband
- 24-Hour access
- Onsite car parking
- VOIP Telephony
- Showers
- Admin Support
- Meeting Room access
- CCTV

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2024