



BELMONT ROAD, UXBRIDGE UB8 1HE

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## THE BUILDING

Belmont is a contemporary and thriving headquarters office building in the heart of Uxbridge, and home to a host of exciting businesses including giffgaff, Optical Express, Orega and PFU Fujitsu.







#### A WARM WELCOME

High quality finishes, bespoke meeting area and artwork create an impressive introduction to the building.





Offering some of the largest floor plates of any office in the Thames Valley, and with floor to ceiling windows, there is a wonderful sense of open space at Belmont.





BELMONT CAFÉ

Our café offers a range of artisan coffee and freshly prepared hot and cold food and is for the exclusive use of our occupiers.





With its choice of refreshments, free wifi and USB ports at every table, Belmont Café provides the perfect environment for informal meetings, lunch with colleagues or just a break from work.



Two roof terraces offer outstanding views and great spaces for staff or client entertaining. There is also a terrace on the ground floor.



SCHEDULE OF AREAS

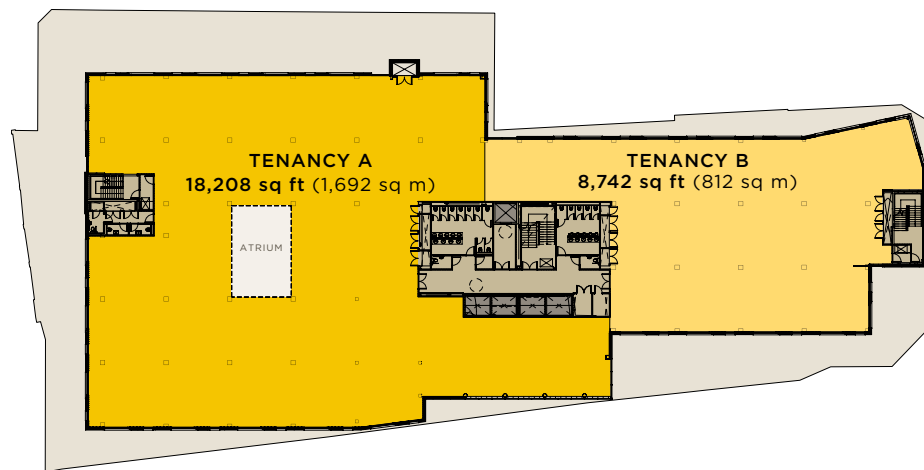
|                      |   |             |
|----------------------|---|-------------|
| Fourth Floor         | Let to PFU Fujitsu<br>Let to Bramham Properties |             |
| Third Floor          | Let to Orega                                    |             |
| Second Floor         | 26,950 sq ft                                    | 2,504 sq m  |
| First Floor          | 26,951 sq ft                                    | 2,504 sq m  |
| Ground Floor         | Let to giffgaff                                 |             |
| Street Level         | Let to Optical Express<br>and Belmont Café      |             |
| CURRENT AVAILABILITY | 56,901 sq ft                                    | 5,008 sq m  |
| Car Parking          | 170 parking spaces                              | 1:751 sq ft |

Approximate IPMS3 Areas

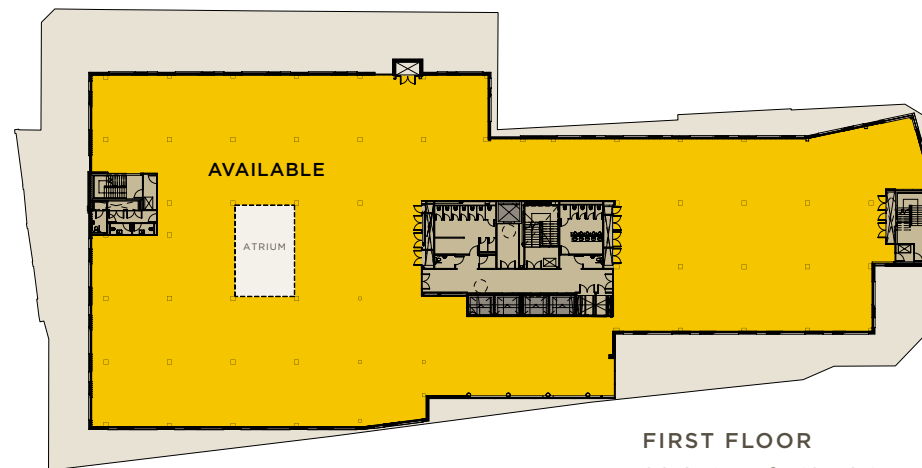




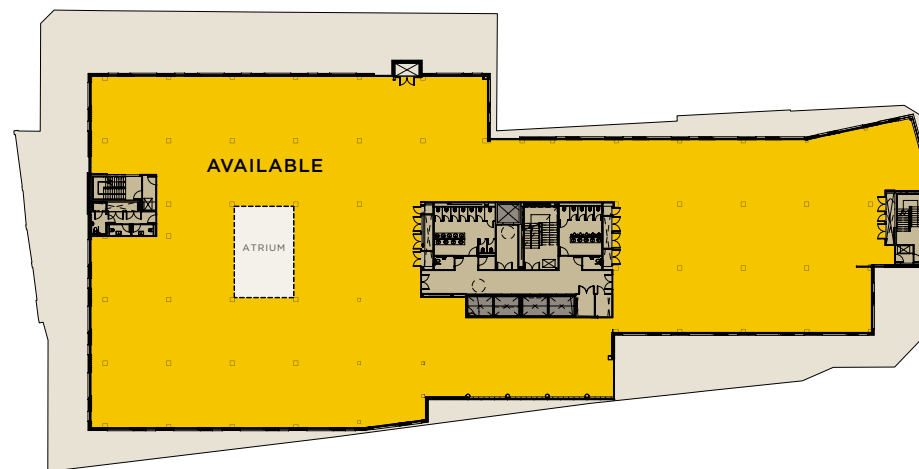
## FLOOR PLANS



POTENTIAL  
TENANCY SPLIT



FIRST FLOOR  
26,951 sq ft (2,504 sq m)



SECOND FLOOR  
26,950 sq ft (2,504 sq m)



Floor plans not to scale - for indicative purposes only

- Office
- Parking
- Cycle Facilities
- Plant
- Terrace
- Core
- Lifts





## THE LOCATION

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There are over 100 shops in Uxbridge town centre offering a mixture of small independent retailers and well known high street brands.

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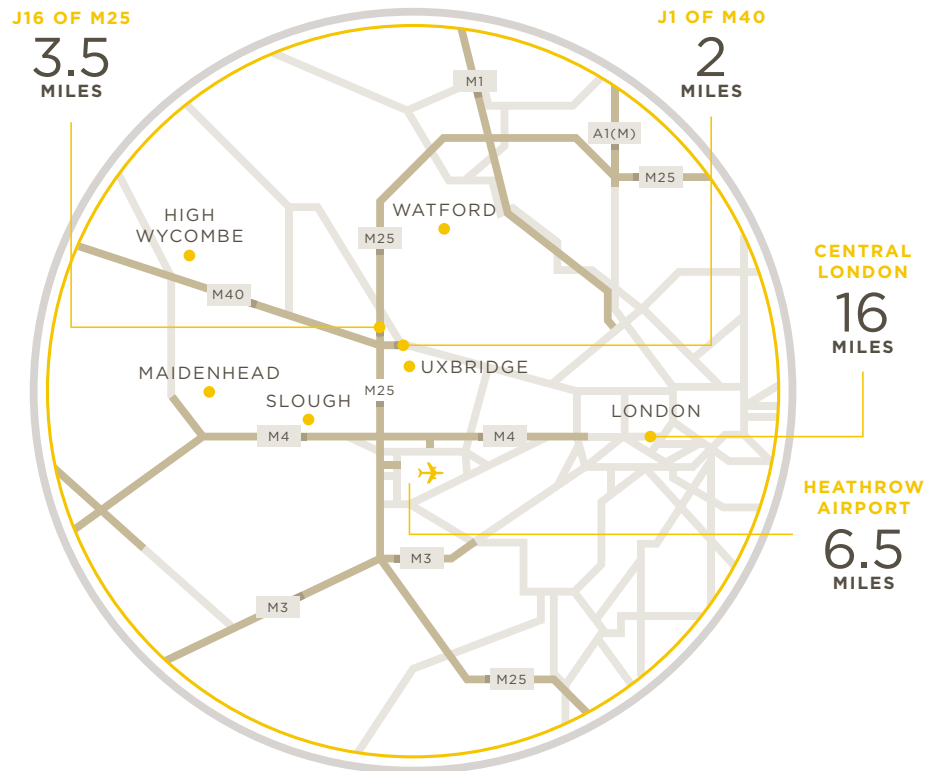


**BELMONT IS SITUATED IN THE  
HEART OF UXBRIDGE, A VIBRANT  
TOWN CENTRE WITH A HOST OF  
RETAIL & LEISURE OPTIONS RIGHT  
ON YOUR DOORSTEP.**

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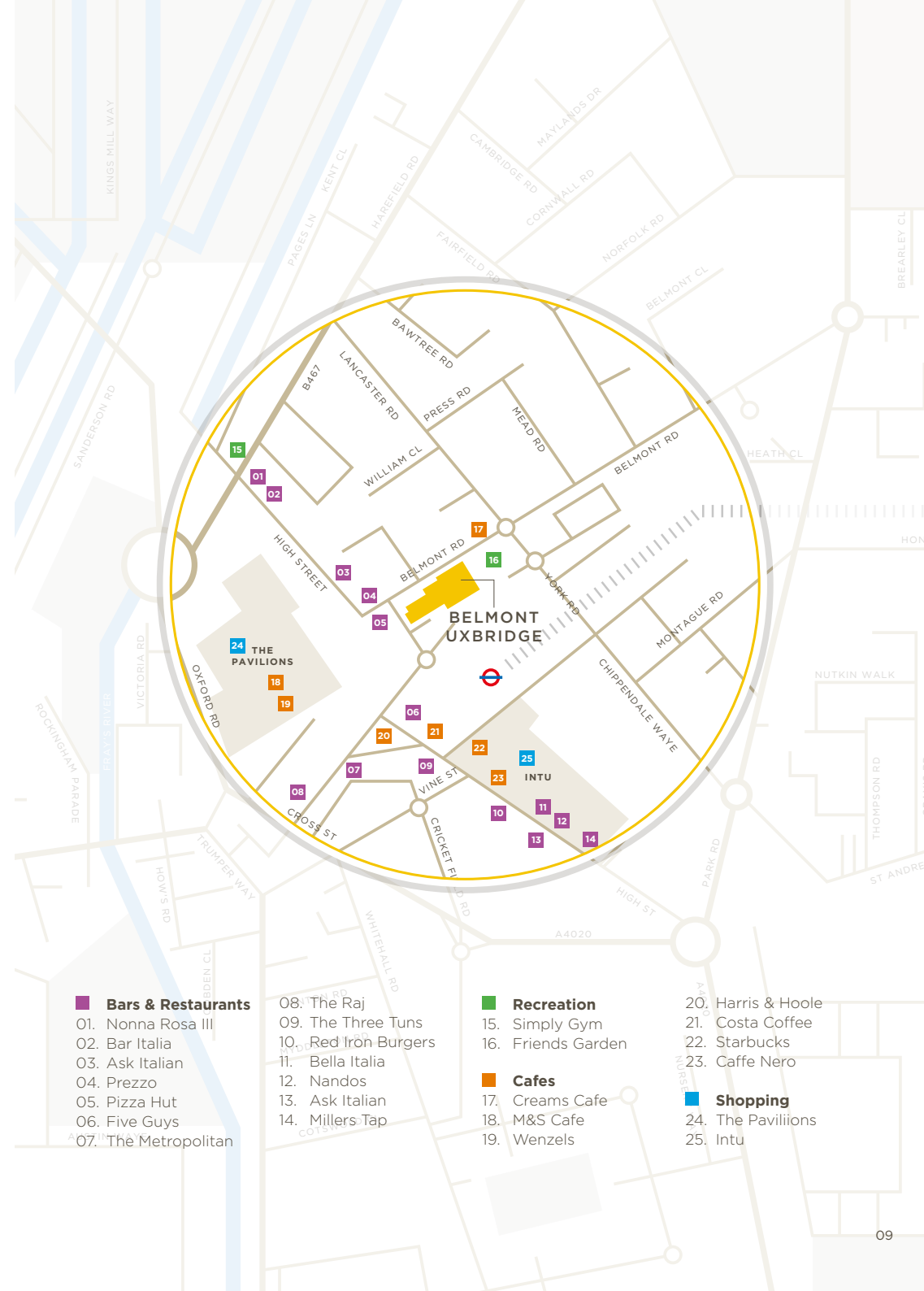






Belmont is located adjacent to Uxbridge underground station which is served by the Metropolitan and Piccadilly lines. Connecting directly to the heart of London in under 45 minutes.

All buses run from the adjacent bus station providing access to Heathrow and the surrounding area.



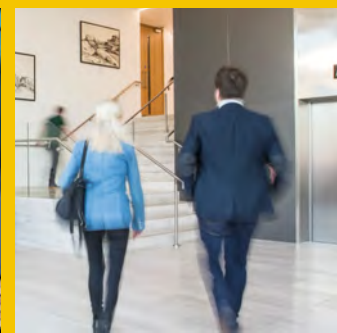
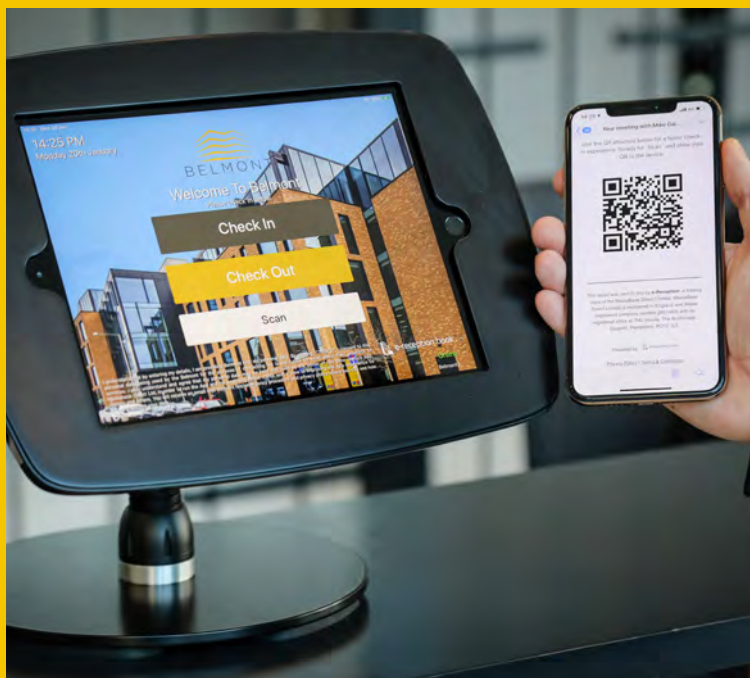
- Bars & Restaurants**
- 01. Nonna Rosa III
- 02. Bar Italia
- 03. Ask Italian
- 04. Prezzo
- 05. Pizzza Hut
- 06. Five Guys
- 07. The Metropolitan

- 08. The Raj
- 09. The Three Tuns
- 10. Red Iron Burgers
- 11. Bella Italia
- 12. Nandos
- 13. Ask Italian
- 14. Millers Tap

- Recreation**
- 15. Simply Gym
- 16. Friends Garden
- Cafes**
- 17. Creams Cafe
- 18. M&S Cafe
- 19. Wenzels

- 20. Harris & Hoole
- 21. Costa Coffee
- 22. Starbucks
- 23. Caffè Nero
- Shopping**
- 24. The Pavilions
- 25. Intu







BELMONT-UXBRIDGE.COM

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All enquiries



Willem Janssen  
07793 683838  
willem.janssen@colliers.com

Frederick Stork  
07729 105339  
frederick.stork@colliers.com



Andy Tucker  
020 3130 6402  
07721 260545  
atucker@hanovergreen.co.uk

Richard Zoers  
020 3130 6414  
07730 567607  
rzoers@hanovergreen.co.uk

Owner



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