

# A3 Opportunities at Intu Uxbridge UB8

## New Lease Opportunity

- High Street fronting units
- Potential for outside seating
- Close to Uxbridge Tube Station with 7.5m passengers each year





# PROPERTY DESCRIPTION

More than 25,000 students

2.15m catchment population within a 30 mins drive time

72 occupiers

1m sq ft of office space with over 40,000 workers

66 min average dwell time

1,600 parking spaces  
More than 12m annual footfall

£12 average catering spend

## Location

Intu Uxbridge is in the centre of Uxbridge and an integral part of the town's high street. The scheme is located next to the tube station, which handles more than 7.5m passengers each year on the Piccadilly and Metropolitan lines, and is also within close proximity to the M40/A40.

## Overview

The centre houses 72 shops and restaurants and key tenants including:

Debenhams, Boots, H&M, Next, New Look, Waterstones, River Island and Toys R Us. The centre is also home to West London's only IMAX Cinema.

Recent key recent retail lettings include Beauty Base, Toys R Us, Natwest and an upsize of Next into 27,000sqft.

Existing Food & Beverage outlets include Pizza Express, Nando's, Zizzi's, and Wagamama.

## Accommodation

Four new A3 high street fronting A3 units have been created from rightsizing the Debenhams. HS4 has exchanged to Turtle Bay and HS1 is under offer; the remaining units have the following approximate GIA floor areas:

### HS2

Ground Floor	2,540 sq ft	235.9 sq m
Mezzanine	1,281 sq ft	119.0 sq m
<b>Total</b>	<b>3,811 sq ft</b>	<b>354.1 sq m</b>

### HS3

Ground Floor	2,346 sq ft	217.9 sq m
Mezzanine	1,281 sq ft	119.0 sq m
<b>Total</b>	<b>3,627 sq ft</b>	<b>336.9 sq m</b>

## Terms

The units are available by way of a new 20 year Full Repairing & Insuring lease, subject to 5 yearly upward only Rent Reviews, contracted outside of the Landlord and Tenant Act 1954.

## Use

The property benefits from Use A3 of the Town & Country Planning (Use Classes) Order.

## Rates

The rateable value of the property is to be reassessed.

## Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.







Lower mall

RUSSELL SQUARE

DEBENHAMS (2 levels)

H&M (2 levels) £1,000 kg/6

DOROTHY PERKINS 112

BURTON 111

HMV 109, 110

DECEATHLON 107

next (2 levels) 21,000 kg/6

NEW LOOK 111, 110

RIVER ISLAND 100

wagamama 201, 202, 106

Bella Italia 104, 105, 106

ToysRUs 103

High Street entrance

High Street

High Street entrance

HOLBORN

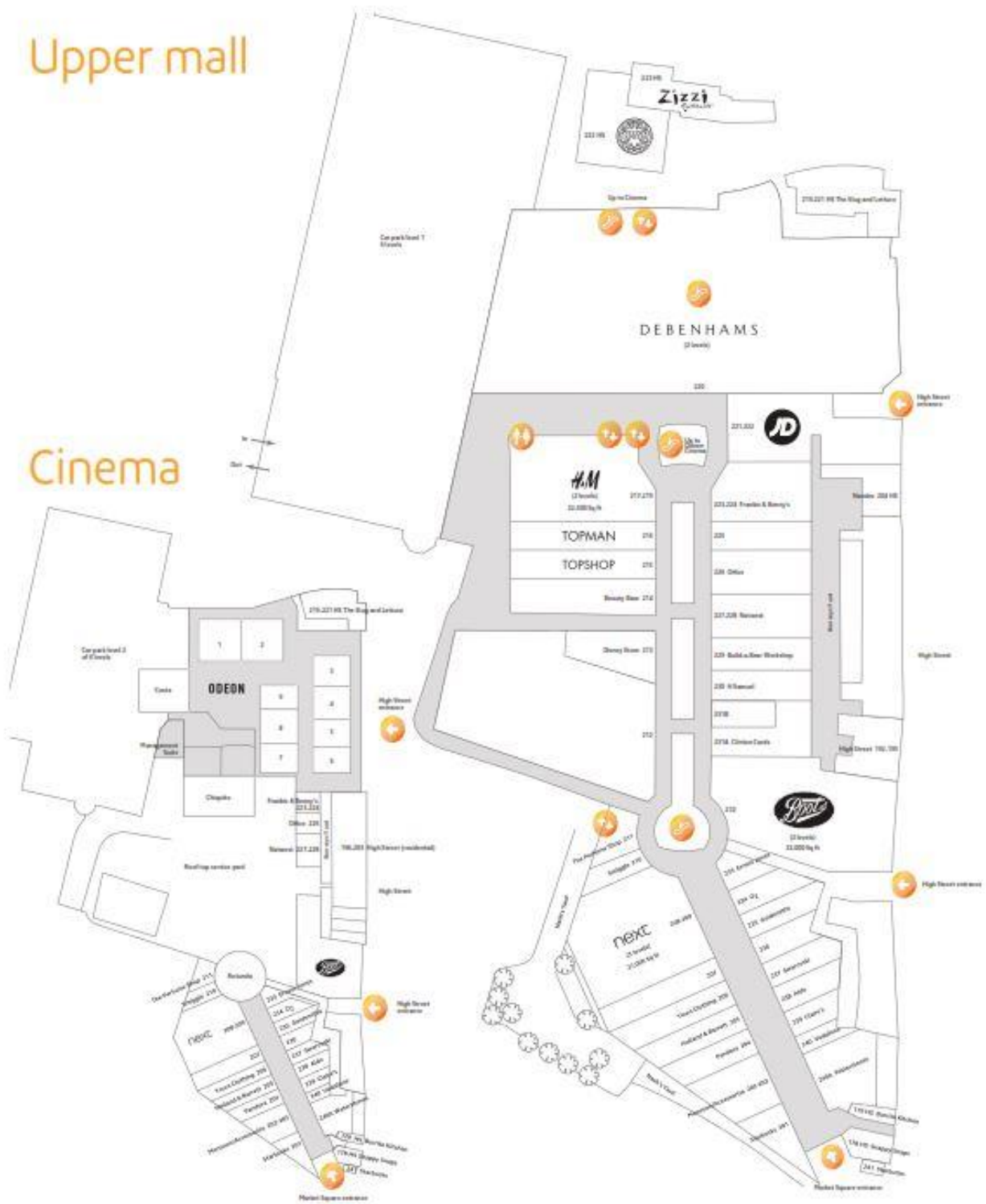
Key

- Entrance
- Car park
- Lifts
- Escalators
- Stairs
- Toilets

As at 25 July 2017

# Upper mall

## Cinema



### Key

- Entrance
- Lifts
- Stairs
- Car park
- Escalators
- Toilets

As at 25 July 2017

intu  
Uxbridge



## CONTACT US

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