



# CAPSWOOD

OXFORD ROAD • DENHAM

UB9 4LH



Refurbished, open plan offices with air conditioning and secure basement parking

## BUILDING 1.



**5,400** sq ft  
(501.8 sq m)



# TO LET





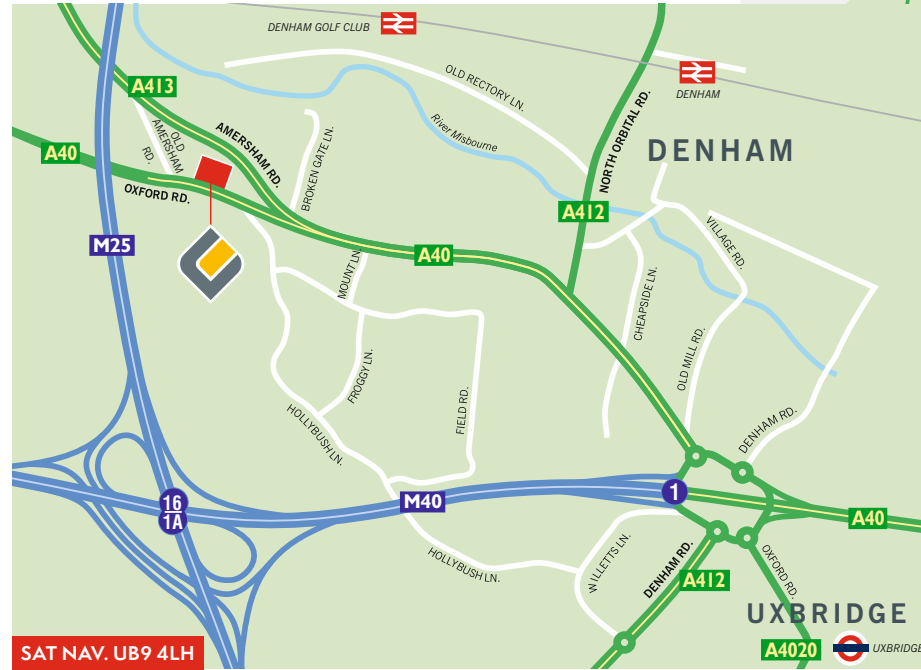
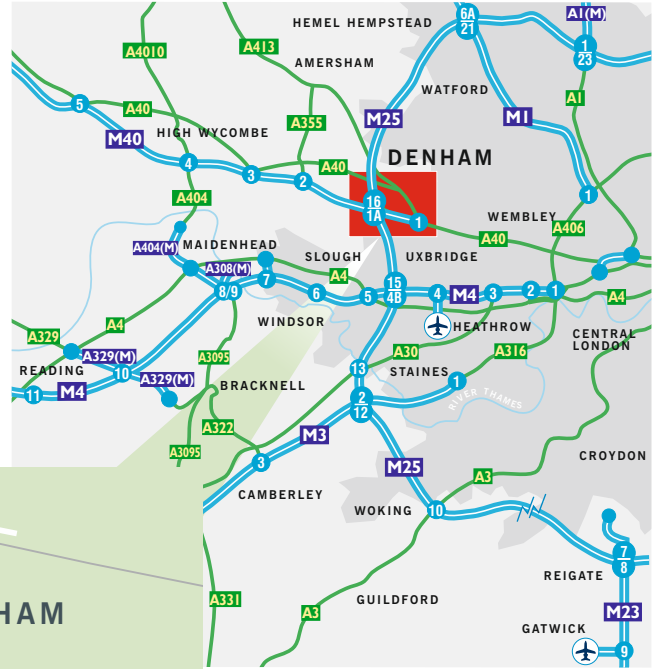
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## Location

Capswood is located just off the A40 Oxford Road which allows easy access to the motorway network, being less than 2 miles from Junction 1 of the M40, providing a link to central London and the M25. Gerrards Cross and Denham railway stations are less than 2 miles from Capswood providing fast and frequent services to London Marylebone.



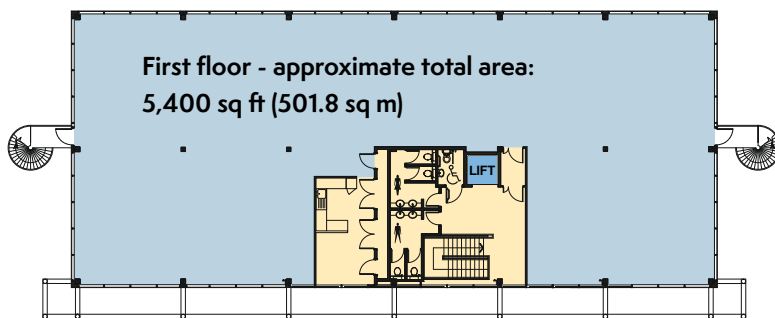
In addition, London Underground network can be accessed from Uxbridge town centre less than 3 miles away. Denham, Gerrards Cross and Uxbridge are all in close proximity providing a good range of retail, restaurants and bars.

## Description

Building 1 is located on Capswood Business Park which is surrounded by extensive woodland and set in a pleasant landscaped environment. The offices comprise first floor good quality open plan accommodation with the benefit of secure basement parking.

### Amenities Terms

- 4 Pipe fan coil air conditioning
- Suspended ceilings with Category 2 recessed lighting
- Fully accessible raised floor
- Floor to ceiling height of 2.7 m
- 8-person passenger lift
- Kitchenette/breakout area
- 28 parking spaces
- Recently redecorated and re-carpeted
- Window blinds
- Male and female WCs plus disabled facilities



**EPC Rating:**  
E (111).

**Business Rates:**  
To be confirmed.

**Terms:** The premises are available on a new sub-lease for a term to be agreed.

**Viewing:** For viewing and further information please contact:

David.Pearce@kemptoncarr.co.uk  
Rob.Hutchins@kemptoncarr.co.uk

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01628 771221  
kemptoncarr.co.uk