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COMMERCIAL OFFICE AVIALABILITY & LEASING REPORT

UXBRIDGE

April 2025

Rose Williams is a trading name of Rose Williams Ltd. Registered Offices . Suite 7 Claremont House
22-24 Claremont Road Surbiton Surrey KT6 4QU.

Registered in England and Wales Co. No. 8870911

1. INTRODUCTION

Rose Williams is run by Mark Rose and Simon Williams LLb FRICS who acts as a consultant who together have 80 years' experience in the West London Commercial Property Market specialising in letting and sales in the area but centred on disposal of offices in and around Uxbridge.

Our web site www.rose-williams.co.uk gives further details.

We have been asked to report on the office market with specific reference to 122-123 High Street Uxbridge.

2. EXPERIENCE

Rose Williams acts for both landlords and tenants of buildings in and around Uxbridge.

We act for funds and institutions assisting them during the acquisition of buildings, subsequent refurbishment and then reletting them.

We have provided and provide these services to the likes of:

- Aberdeen Standard Investments, Columbia Threadneedle, Segro, Tesco Pension Fund, Brocton Capital, M&G

We act for occupiers of offices in Uxbridge looking to relocate or sublet offices, including:

- Armstrong World Industries, Hertz, E & J Gallo, Diageo, Apcoa.

We act for landlords and occupiers at rent review and lease renewal, including:

- Xerox, Diageo, Threadneedle, Connells Group

We have been acting as agents on the newly refurbished Charter Building consisting of 240,000 sqft of completely remodelled and refurbished grade A offices.

We have been letting agents for M&G of Park View on two newly refurbished floors totalling 30,000 sqft.

We are currently offering a total of over 150,000 sqft of offices in the area and are routinely involved in excess of 80% of the office transactions in Uxbridge annually.

3. OFFICE SUPPLY

Availability of offices in the immediate Uxbridge market shows 493,496 sqft currently available of all office types.

Of the available space there are currently 2 newer refurbished office schemes in central Uxbridge.

The Charter Building a back to frame refurbishment provided 240,000 sqft of office space. This has been complete since December 2016. The building has struggled to let and has now been split multiple times to accommodate the smaller sizes required in the market. Today 55,000 sqft remains available that has been split into smaller suites from 4000 sqft.

On the Uxbridge Business Park there are two new build offices. One 77,000 sqft office building the other 27,000 sqft. These were completed in 2016 recent interest has seen some lettings and 27,500 sqft remains available.

It is shown above that new office space has been delivered.

It was envisaged that these larger office schemes above would attract tenants to take either whole buildings or significant sections of space. That has not happened and 9 years on the owners are trying to let in smaller suites. The entire 2nd floor of the Charter building of 55,000 sqft has been split into 8 suites of varying sizes to try and cater for where they see current tenant demand.

The Hillingdon Employment Land and Capacity Study dated Dec 2023 which has been prepared in support of the Local Plan, states: *"Hillingdon's office market take-up tends to be for units below 5,000 sqft though there has been demand for units up to 10,000 sqft, and over 20,000 sqft. This reflects take-up by blue-chip multi-nationals"*.

4. TAKE UP

Annual take up of offices in Uxbridge in the past 10 years can be summarised as follows:

2015	82,878 sqft
2016	54,328 sqft
2017	76,161 sqft
2018	65,072 sqft
2019	78,366 sqft
2020	67,379 sqft
2021	101,244 sqft
2022	31,747 sqft
2023	65,644 sqft
2024	85,295 sqft

This is a small fraction of total supply in each of the years.

Average annual take up is therefore 70,811 sqft over past 10 years.

This means that the current available space, without any additional office development, would still be sufficient space to meet demand and would provide just under 7 years' worth of supply based on average annual take up.

If additional large scale office development did come forward this would add significantly to the supply of available space and would perhaps lead to the deterioration of existing stock.

Generally smaller suites are those that let. Evidenced by owners now reducing larger floors into smaller suites. The Hillingdon Employment Land and Capacity Study dated Dec 2023 mentioned above recognises this.

5. LOCAL MARKET AND DEMAND

The London Borough of Hillingdon covers an area of some 44 square miles and has vastly contrasting areas within its boundaries.

Uxbridge has suffered more than most locations as it has a large office footprint compared to other nearby centres.

The Hillingdon Employment Land and Capacity Study also refers to *‘above average office vacancy rates, particularly in Uxbridge’* (para. 3.46).

‘Uxbridge Town Centre is in need of regeneration and rejuvenation to meet changing occupier expectations’ (para. 3.47).

Hillingdon’s office vacancy rates are significantly higher than all its neighbours with headline unadjusted figures sitting at c.15% - this is also much higher than the West London Alliance average of c.9%. This signals that there may be a need to re-consider existing provision to ensure it better meets the need of existing and future occupiers. (para. 3.53)

‘The highest concentration of vacant offices in Hillingdon is in and around Uxbridge Town Centre’. (Para. 3.55)

The report continues:

5.43 Uxbridge town centre is different – while it remains suitable for some office uses (EG(i)/(ii)), high vacancy rates indicate that there is a need to diversify and re-orient the existing stock to better serve the town centre.

This could involve a multi-pronged approach, including:

- *Enhancing the quality and flexibility of existing office stock to increase attractiveness to occupiers.*
- *Exploring other ‘B-class’ employment uses that might be suitable to support the evolution of the town centre’s economy (e.g. ‘light’ industrial, workshop and workspace type uses).*
- *Investigating opportunities for other non-residential uses that are typically found in sustainable town centre locations (e.g. hotel, leisure, health uses).*
- *Subject to accommodating the above, residential-led mixed use schemes in suitable locations.*

5.44 These options are being explored as part of the ongoing Uxbridge Masterplan which could define which areas are most ‘suitable’ for continued employment use and where selective release might be appropriate to support the borough’s housing targets....

5.45*The North Uxbridge Industrial Estate should remain an employment site, but like Uxbridge Town Centre there is a need to re-think and potentially re-orient the existing office offer given the high levels of vacancy and recent conversions of office space to residential.*

The report continues:

Uxbridge Town Centre has a large supply of older large floorplate office stock much of which is vacant and/or underutilised. Given future demand for employment space, and the locational advantages of the area, it is recommended that the site retains some protection but potentially not as an 'Office Growth Location'. It should remain as an important employment area but there are other niche typologies and employment generating uses that could better suit the area – some of which could be retrofitted into existing buildings. Defining the future potential of the town centre is beyond the scope of this study, but this is something that the ongoing Uxbridge Town Centre Masterplan can advise on taking steer from this study that there is a need to re-orient the existing offer and consider opportunities for co-location. It will also define the most appropriate areas to retain, re-orient, improve or release office space based on locational characteristics and demand trends.

The local authority recognise that the borough has significant socio-economic diversification and recognises a number of employment sites will need to revert to alternative planning uses to remain viable rather than lie dormant.

We have provided details of availability for office uses in the Local market and it can be seen that there is considerable supply of offices of all ages.

It can also be seen that there is sufficient availability to satisfy current demand.

Office tenant demand at all levels is currently at the lowest level we can ever remember.

It should also be noted that that of the occupied office floorspace in Uxbridge a significant number of premises are largely under occupied and as a result it is expected that a number of tenants will downsize or relocate in the near future to reduce their floor areas as lease events come around due to continued hybrid and work from home policies. This will further increase vacancy rates above that seen over the last 10 years.

Tenants that do look for office space generally are looking for quality accommodation that provides good ESG credentials. Most of the stock available is of high quality and in new or newly refurbished buildings and can therefore accommodate a current tenant needs.

Hillingdon have modified their Article 4 Directions which came into force on 27 March 2024. This has had little impact on the ability of empty office stock being able to be converted so therefore over supply will continue indefinitely.

6. CONCLUSION

There is a plentiful supply of office property in the Borough with very limited demand and particularly the central Uxbridge Market.

The current supply can satisfy any tenant demand for many years to come.

122-123 High Street provides un-refurbished offices with no air conditioning, cellular in nature with no parking and no interest has been generated since it was offered to the market on 19th August 2022 by this practice for the current owners. We have offered the space on and off since 2020.

There has been a change to the way smaller office users occupy offices favouring modern, flexible serviced offices. There are a number of serviced offices centres in Uxbridge offering such space therefore period smaller suites struggle to let.

The leasing details are attached and these have been available on recognised marketing portals Rightmove, EGI, Loopnet along with our own website since we have been appointed.

Therefore, with no prospect of significantly increased tenant demand there is more than enough existing office stock in the Uxbridge market to accommodate any larger requirements.



Mark Rose

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TO LET

FIRST AND SECOND FLOOR OFFICES

➔ 2,033 SQFT



122-123 HIGH STREET
UXBRIDGE
MIDDX
UB8 1JT



www.rose-williams.co.uk

Tel 01895 619890

DESCRIPTION

The property comprises a Grade II office building.

The ground floor is let to two tenants leaving available self-contained offices on the first and second floors.

The suites comprise individual offices with plastered ceilings some rooms have wall mounted AC units.

The entire building has a wet central heating system serving radiators in each room.

FLOOR AREAS

First Floor	1234 sqft
Second Floor	799 sqft

TOTAL	2,033 sqft
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There are two WC's on the second floor along with a kitchenette on the first floor.

LOCATION

The premises are located near the end of the High Street with ground floor entrance and stairs to upper floors.

The High Street is located a short walk from the Underground Station (Piccadilly & Metropolitan Line) and Bus Interchange and all the towns retail and leisure facilities.

Access is easily gained to the M40, M4 and M25 motorway as well as Heathrow Airport.

TERMS

Available on a new lease for a term to be agreed at a rent of £32,780 per annum exclusive.

LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

VAT

The property is elected for VAT.

RATES

The suites have a combined rateable value of £27,750 which includes part of the ground floor and a new assessment will be sought for the upper floors in isolation. Potential occupiers should enquire of Hillingdon Borough Council as to the actual business rates payable.

EPC

Energy Performance Asset Rating: **E 121**

VIEWING

For additional information or the opportunity to view contact either

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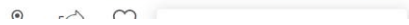
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122-123 High St

660 - 2,693 SF of Space Available in Uxbridge UB8 1JT

Office Space / Middlesex / Uxbridge / 122-123 High St, Uxbridge, UB8 1JT



ROSE
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WHAT WE DO

AVAILABLE PROPERTIES

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2033 SQFT High Street Offices

Type: Office
Location: 122-123 High Street, Uxbridge, Middx, UB8 1JT
Size: From 2033 sq ft
Tenure: To Let as new lease

Description:

The property comprises a Grade II office building.

The offices available are self-contained offices on the first and second floors

The suites comprise individual offices with plastered ceilings some rooms have wall mounted AC units.

The entire building has a wet central heating system serving radiators in each room.



← Back to search results



High Street, Uxbridge, Greater London, UB8



POA

Price Change History

25/04/2025 Initial asking price: POA

Seen this property before with a different price?
[Help us link the price history](#)

View brochure

SIZE AVAILABLE	SECTOR	USE CLASS
2,033 sq ft 189 sq m	Office to lease	B1

Lease details

MARKETED BY

Rose Williams, Middlesex

18 High Street, Uxbridge, UB8 1JN

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