



22

TradeCity

BUSINESS PARK

Cowley Mill Rd, Uxbridge, UB8 2DB

18,040 SQ FT
1,676 SQ M

KEY FEATURES

- » Single bay steel portal frame
- » Floor loading 37.5 kN/m²
- » Two electric loading doors
- » Ability to fit out undercroft to provide additional office space
- » Fully fitted first floor offices with air conditioning
 - » Passenger lift
 - » Fire alarm
- » Excellent car parking ratio
- » Landscaped environment
 - » Solar panels



10m clear eaves height



12 car parking spaces



Secure gated estate

TO LET

HIGH-SPEC WAREHOUSE UNIT

360°
VIRTUAL
TOUR



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BUSINESS PARK

Cowley Mill Rd, Uxbridge, UB8 2DB

UNIT
22

» LOCATION

Uxbridge Trade Park is located within one mile of Uxbridge Town Centre, between Cowley Road and the Uxbridge Trading Estate, which forms part of the town's established commercial area.

Neighbouring Occupiers include:



Travel Distances	Miles	Times
Uxbridge Underground Station	1	4
M40/A40 Junction 1	1.4	6
M25/M4 Junctions 15/4b	3.5	4
Heathrow Airport	8	25
Central London	15	45

Source: Google Maps

» DESCRIPTION

Newly constructed, high specification warehouse unit designed to meet the needs of modern businesses. The unit benefits from fully fitted first floor offices, fully fitted out undercroft, two electric loading doors and generous car parking provisions.



EPC Rating: A-12

» ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor	15,769	1,465
First Floor Office	2,271	211
TOTAL	18,040	1,676

All measurements are based on a approximate gross external area.

» TENURE

Leasehold - Assignment of existing lease which is held on a full repairing and insuring basis for a term of 10 years from 1st May 2018. The lease is contracted inside of the Landlord and Tenant Act Part II as amended. Full lease available on request, subject to terms and conditions.

» RENT

Passing Rent £193,930
(All prices will be subject to VAT)

» BUSINESS RATES

Interested parties are advised to contact the London Borough of Hillingdon to obtain the accurate cost.

» VIEWING

By appointments with sole agents.

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INDICATIVE IMAGE

SAT NAV: **UB8 2GC**



Scan QR Code For Online Details

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