



TO LET

WAREHOUSE UNIT

4,155 SQ FT (386.01 SQ M)

Unit 12, Trade City Business Park,
Cowley Mill Road, Uxbridge UB8
2DB

- Maximum Eaves Height 7.2m
- Allocated Parking
- Open Plane Offices
- Loading Bay



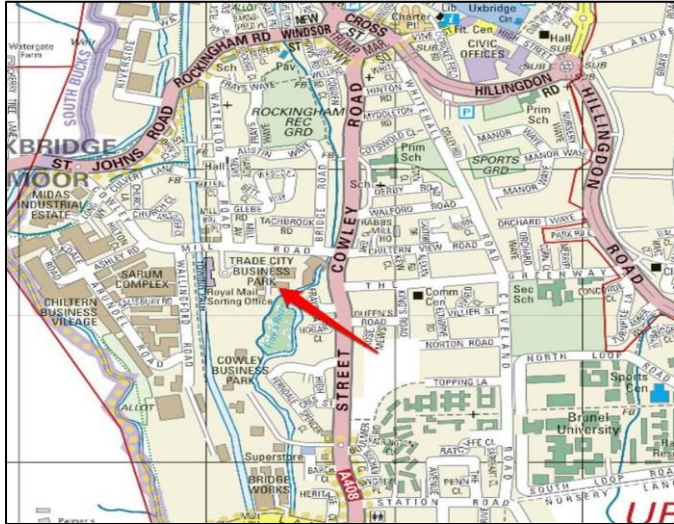
2013
Property Awards

FINALIST

LOCATION

Trade City Business Park, Uxbridge is located between Cowley Road and the Uxbridge Trading Estate which forms part of the town's established commercial area. Located within a mile of Uxbridge Town Centre, the development provides excellent access to shopping and leisure facilities.

The development is within 1.4 miles from M40 / A40 junction 1 and 3.5 miles from M25 / M4 junction 15 / 4b. Uxbridge underground station provides access to the Metropolitan and Piccadilly lines. Proximity to London Heathrow Airport further enhances Uxbridge as an international location.



SAT NAV REF: **UB8 2DB**

DESCRIPTION

The premises comprise a mid-terraced steel portal framed warehouse building constructed, of two profile clad elevations to a pitched roof arranged mainly over the ground floor with a clear open plan layout. Goods access to the warehouse is provided a full height roller shutter loading door and a dedicated loading bay via the front of the property. The unit also benefits from allocated parking, maximum eaves height 7.2m. Office accommodation is situated on the first floor.

AMENITIES

WAREHOUSE

- Maximum eaves height 7.2m
- Electric loading door
- Sodium lights
- Concrete floor
- 3 phase electric
- Gas
- Mezzanine floor
- Loading bay
- Allocated parking
- External flood lighting*
- W/C

OFFICES

- Suspended ceiling
- Recessed lighting
- Open planned offices
- UPVC windows

* = Not Tested

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	3,208	298.03
First Floor Offices	947	87.98
TOTAL	4,155	386.01
Mezzanine	957	88.91

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

Rent per Annum

£53,000

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact Hillingdon Council to obtain this figure.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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