



**UNIT 23, UXBRIDGE TRADE
PARK, COWLEY MILL
ROAD, UXBRIDGE, UB8
2DB**

**TO LET
AVAILABLE**

24,413 SQ FT (2,268.02 SQ M)

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.

The scheme is also strategically located within 1.4 miles of M40/ A40 Junction 1, 3.5 miles from M25/M4 Junction 15/4b and 8 miles of Heathrow Airport. Uxbridge Underground station provides access to the Metropolitan and Piccadilly lines.

DESCRIPTION

- Single bay steel portal frame
- 10m clear eaves height
- 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
- Secure entrance gate to the estate
- Solar panels

TERMS

The premises are available on a new lease to be agreed.

RENT

£12.50 psf

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATES

Interested parties should make their own enquiries to the London Borough of Hillingdon.

EPC

An EPC is available on request.

VIEWING

Strictly by appointment through sole agents dohertybaines. Contact:

David O'Donovan

dodonovan@dohertybaines.com

07775 562 484

Marco Baio

mbaio@dohertybaines.com

07808 640 462

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The Directors of dohertybaines Ltd are listed for inspection at the registered office: 11 Albemarle Street, London W1S 4HH.

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