

UNITS G & H

8,025 / 8,836 sq ft
(745.4 / 820.9 sq m)

Industrial Warehouse Units **TO LET**

Eskdale Road Industrial Estate

Eskdale Road, Uxbridge **UB8 2RT**

EXTENSIVELY REFURBISHED



Location

Eskdale Road is located off Cowley Mill Road, close to its junction with the Slough Road (A4007) and is within 1 mile of Uxbridge town centre. Uxbridge Underground Station, from which London is accessible via the Piccadilly or Metropolitan lines, is within walking distance. There are excellent links to the M25 (J16), M40 and M4.

Description

Units G and H comprise steel portal frame units with brick and steel clad elevations. The units benefit from a clear eaves height of 6m with a full height loading door to each unit with loading yards and allocated car parking to the front.

Specification

Units G and H have been comprehensively refurbished and benefit from the following amenities:

- New overclad roof
- Refurbished office and warehouse
- 6m eaves height
- Painted concrete warehouse floor
- New LED warehouse lighting application.
- Full height loading doors
- Allocated car parking spaces
- 24 hour access and use G – B40 / H – B37
- Gated estate

Quoting Rent

EPC Ratings

Drive Times (approx.)

Destination	Miles	Drive time
Uxbridge Underground Station	1.2	5 mins
M40/A40 Junction 1	2.2	7 mins
M25/M4 Junctions 15/4b	5.5	12 mins
Heathrow Airport	8	17 mins
Central London	15	35 mins

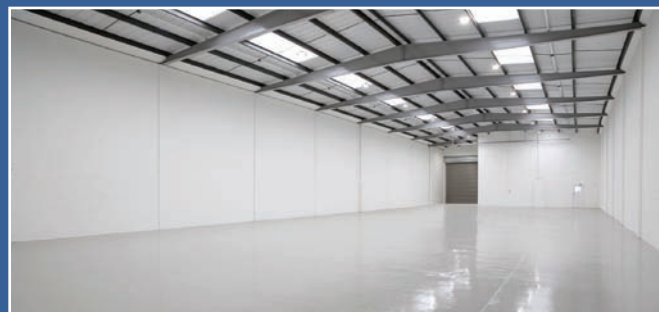
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Accommodation (GIA)

TOTAL	4,704 sq ft	437 sq m
Unit G	Warehouse 6,917 sq ft	642.5 sq m
	Offices 1,108 sq ft	102.9 sq m
TOTAL	8,025 sq ft	745.4 sq m
Unit H	Warehouse 7,725 sq ft	717.7 sq m
	Offices 1,111 sq ft	103.2 sq m
TOTAL	8,836 sq ft	820.9 sq m



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