BRAND NEW INDUSTRIAL / WAREHOUSE UNITS

AVAILABLE TO LET

37,917 & 134,168 sq ft (3,522.6 & 12,464.6 sq m)
UXBRIDGE INDUSTRIAL PARK

The Park also gives a rare opportunity to acquire new industrial / warehouse accommodation in an established commercial area, whilst also benefitting from excellent road connections and town centre facilities close by.

UXBRIDGE INDUSTRIAL PARK

Uxbridge Industrial Park comprises a development of three new high-specification warehouses.

Units 1 and 2 are available for immediate occupation while Unit 3 has been pre-let. The Park is situated in a prime location at the front of Uxbridge Industrial Estate within walking distance to Uxbridge Town Centre.

THE PARK

DEMOGRAPHICS

WORKING AGE POPULATION 20% / 827,000 EMPLOYED IN LOGISTICS / TRANSPORT / MANUFACTURING

WORKING AGE POPULATION 69% / 827,000 OF THE WORKING POPULATION

IN EXCESS OF 3.5 MILLION HOUSEHOLDS WITHIN 30 MINS DRIVE

Areas: Hillingdon, Harrow, Ealing, Hounslow, Slough, South Bucks, Spelthorne
Source: nomisweb.co.uk, Royal Mail

Uxbridge Industrial Park

UX 3

UX 1

UX 2

LET TO OUTBACK RIGGING

UX 3

UX 1

UX 2

UX 3

LET TO OUTBACK RIGGING

UX 1

UX 2

UX 3

LET TO OUTBACK RIGGING

UX 1

UX 2

UX 3

LET TO OUTBACK RIGGING

UX 1

UX 2

UX 3

LET TO OUTBACK RIGGING
UX¹ SPACE AVAILABLE

WAREHOUSE 108,643 sq ft (10,093.18 sq m)
GROUND FLOOR OFFICE 3,869 sq ft (359.44 sq m)
FIRST FLOOR OFFICE 10,565 sq ft (981.5 sq m)
2ND FLOOR PLANT DECK 11,091 sq ft (1,030.4 sq m)
TOTAL 134,168 sq ft (12,464.6 sq m)

EAVES HEIGHT 12m

*Areas quoted are approximate GEA areas

UX¹ SPECIFICATION

- Floor loading 50kN/m²
- Power 500KVA
- 96 car parking spaces
- 5 Level access doors
- 9 Dock level loading doors
- Secure fenced yard
- Yard depth 45m
- Electric car charging points
- BREEAM Very Good
- EPC A rated
- Carbon efficient design
WAREHOUSE
30,321 sq ft  (2,816.9 sq m)

OFFICE
7,596 sq ft      (705.7 sq m)

TOTAL
37,917 sq ft  (3,522.6 sq m)

EAVES HEIGHT
8m

SPECIFICATION
- Floor loading 35kN/m²
- Power 200kVA
- 33 car parking spaces
- 3 Level access doors
- Secure fenced yard
- Yard depth 30m
- Electric car charging points
- BREEAM Very Good
- EPC A rated
- Carbon efficient design

UX² SPACE AVAILABLE

*Areas quoted are approximate GEA areas.
CONNECTIVITY

- Uxbridge Industrial Park is accessed from Ashley Road from A408 or A4007.
- Close proximity to junction 1 of the M40 / A40 and junction 16 of the M25, providing access to the M3 and M4.
THE LOCALITY

- One mile to Uxbridge town centre, accessed via Ashley Road
- Prominent position at the front of Uxbridge Industrial Estate
- 1.5 miles from M40/A40 Junction 1
- Access to Piccadilly and Metropolitan lines
- 3.5 miles from M25/M4 Junction 15/4b
- 5 miles from London Heathrow Airport
- Wide range of retail, restaurant and leisure amenities for staff, including intu Uxbridge shopping centre, The Pavilions, Tesco, M&S, Primark and Boots.

DISTANCE & DRIVE TIMES

<table>
<thead>
<tr>
<th>DESTINATION</th>
<th>MILES</th>
<th>TIMES</th>
<th>DESTINATION</th>
<th>MILES</th>
<th>TIMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>M40 Junction 1</td>
<td>3 miles</td>
<td>8 mins</td>
<td>Southampton</td>
<td>67 miles</td>
<td>1 hr 16 mins</td>
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<tr>
<td>Heathrow Airport</td>
<td>5 miles</td>
<td>16 mins</td>
<td>Tilbury</td>
<td>69.9 miles</td>
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<td>M4 Junction 4</td>
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<td>London Gateway</td>
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<td>M25 Junction 16</td>
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<td>Dover</td>
<td>105 miles</td>
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<td>Cargo Terminal</td>
<td>10 miles</td>
<td>26 mins</td>
<td>Felixstowe</td>
<td>117 miles</td>
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<td>Central London</td>
<td>19 miles</td>
<td>51 mins</td>
<td>intu Shopping Centre</td>
<td>18 mins (Walking time)</td>
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</tr>
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<td></td>
<td></td>
<td></td>
<td>Uxbridge Tube Station</td>
<td>20 miles (Walking time)</td>
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</tr>
</tbody>
</table>

Google Maps | AA Route Planner
Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending occupiers / purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL or Colliers. 5874.co.uk March 2019.

SAT NAV REFERENCE - UB8 2SD

At Aviva Investors, we are long-term owners with the ultimate aim of investing in and developing buildings that will meet our customer’s needs both today and tomorrow. Each team member is focussed on a small number of assets and locations allowing them the time to really get to know and understand their customers.

We understand leasing a building can be a stressful time for any business, so we have recently changed our leasing process to make it as frictionless as possible.

We have made a number of changes to our standard lease which intends to be fair and reasonable at the very outset, the idea being to reduce negotiation time and ultimately save time, cost and stress for both parties. Should you be interested in the building on offer, the asset manager will be pleased to meet you and run through the improvements we have made in more detail.

We look forward to meeting you.

www.uxbridgeindustrialpark.com

Alastair Wakefield
07540 147628
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