



Unit 4 Trade City Business Park, Cowley Mill Road, Uxbridge UB8 2DB

TO LET

Rare Mid-Terrace Industrial Unit

**2,778 Sq Ft
(258 Sq M)**

Unit 4 Trade City Business Park, Cowley Mill Road, Uxbridge UB8 2DB

DESCRIPTION

Trade City Business Park is a multi-let estate comprising of 29,821 sq.m / 321,000 sq.ft. over 24 separate units. Unit 4 is a mid-terraced industrial unit and is of steel portal frame construction with profile steel clad to the elevations. Internally, the unit benefits from the following specification: concrete flooring, florescent strip lighting, translucent skylights, one full height roller shutter door, fridge/freezer unit, security and CCTV system, 3-phase power, water and electric meters & first and second floor mezzanines.

- ✓ Rare unit on highly desired multi-let industrial estate
- ✓ Concrete flooring
- ✓ Translucent skylights
- ✓ One roller shutter door measuring 4.0m (h) x 3.5m (w)
- ✓ Fridge/freezer unit
- ✓ Burglar and fire alarms



LOCATION

The unit forms part of Trade City Business Park located on the outskirts of Uxbridge approximately 0.5 miles from the town centre. This location provides easy access to M40/M25 (1.5 miles) to the north and west, Heathrow Airport to the south (7 miles) and London to the East (15 miles).

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor warehouse	1,337	124
First floor office	638	59
First floor mezzanine	421	39
Second floor mezzanine	382	35
Total	2,778	258

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

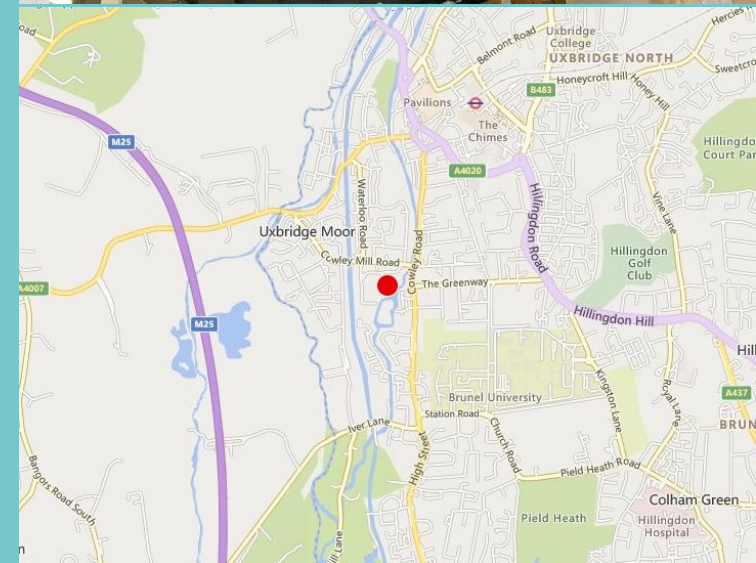
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a leasehold basis.
Rent available on request.

EPC EPC Rating: E (115)



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