

TO LET

A NEW DESIGN & BUILD OPPORTUNITY
C.25,000 SQ FT / 2,323 SQ M

**Union
Two**

UNION BUSINESS PARK / FLORENCE WAY / UXBRIDGE UB8 2LS

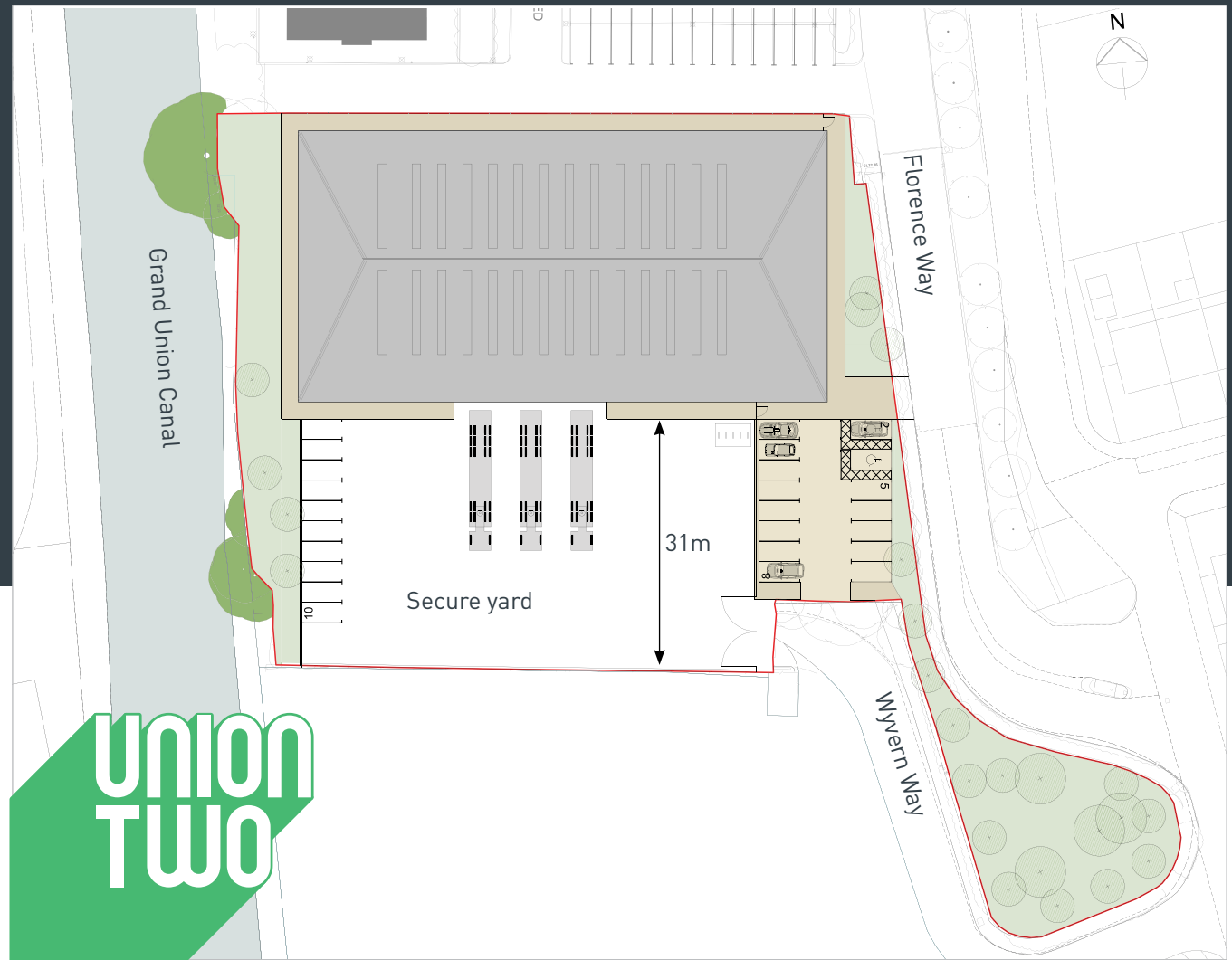
THE OPPORTUNITY

UNION TWO IS AN EXCITING
NEW INDUSTRIAL / WAREHOUSE
DESIGN AND BUILD OPPORTUNITY
ON A 1.3 ACRE SITE

ACCOMMODATION

	SQ FT	SQ M
Warehouse	21,474	1,995
First Floor Office	2,723	253
Total (GEA)	24,197	2,248

HIGH QUALITY SPECIFICATION



WAREHOUSE

- 10 m clear height
- 3 level loading doors
- 37.5 kn.sq m floor loading

OFFICE

- First floor offices
- Comfort cooling & heating
- WCs
- Kitchenette

EXTERNAL AREAS

- Separate parking and loading areas
- 25 car park spaces
- 31m yard depth
- Attractive canalside environment



A40

B483

SAINSBURY'S

UXBRIDGE UNDERGROUND
PICCADILLY AND METROPOLITAN LINES



INTU UXBIDGE

BUS STATION

TRUGYM

BOOTS

M&S

THE PAVILIONS

TESCO METRO

PWC UXBIDGE

SIMPLY GYM

A4020 OXFORD ROAD

A408 COWLEY ROAD

FASSNIDGE PARK

Union
Two

ROCKINGHAM ROAD

A4007

ARRI RENTAL

AVC LIVE

GRAND UNION CANAL

XEROX

LOCATION

Union Business Park is less than a mile from Uxbridge town centre providing a wide range of retail, restaurant and leisure amenities including intu Uxbridge and The Pavilions shopping centres, Tesco, M&S, truGym and Boots. Uxbridge underground (Piccadilly and Metropolitan Lines) and bus station are also within walking distance. Rockingham Road provides easy access to A40 (Western Avenue), which in turn provides access to the M40 and M25.

DISTANCES

Uxbridge station	1 mile
Uxbridge bus station	1 mile
intu Shopping Centre	1 mile
M40 / A40 Junction 1	2.4 miles
Heathrow Airport	6.7 miles
Greenford	8.1 miles
M25 / M4 Junction 15 / 4b	9.4 miles
Park Royal	12 miles
Central London	19.3 miles



TERMS

A tailored and bespoke package is available subject to lease length, specification and covenant.

VIEWING

For further information contact:



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