

Uxbridge Trade Park

Cowley Mill Road | UB8 2DB

UNIT 16



TO LET

High Specification Detached
Warehouse / Distribution unit

11,019 SQ FT

(1,023.7 SQ M)

Uxbridge Trade Park

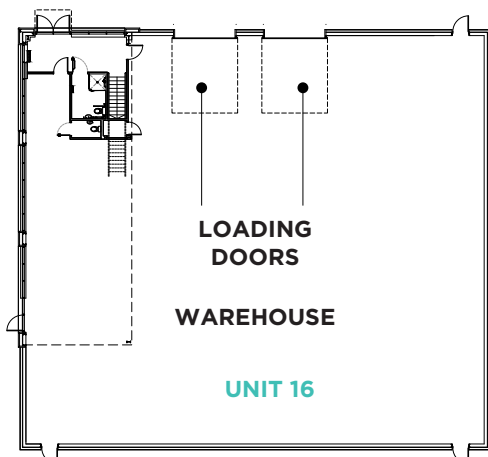
Overview

To be refurbished, high specification, detached, warehouse unit designed to meet the needs of modern businesses. The unit benefits from fully fitted first floor offices, the ability to fit out the undercroft to provide additional office space, two electric loading doors and generous car parking provision, including EV charging.

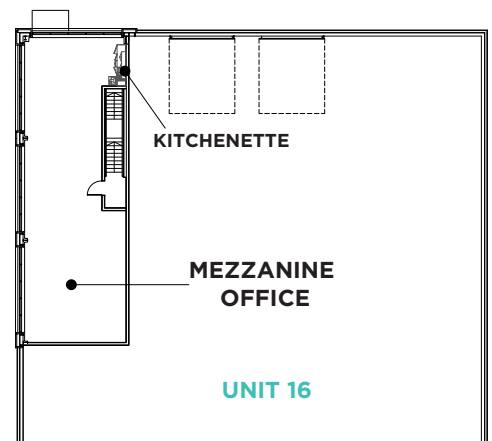


Indicative post refurbishment image

Ground Floor



First Floor



Accommodation

	sq ft	sq m
Ground Floor Warehouse	8,977	834.0
Ground Floor Office	379	35.2
First Floor Office	1,663	154.5
TOTAL	11,019	1,023.7

All areas measured on an approximate gross external basis



Sustainability

- EPC B-44
- EV Charging
- PV Roof Panels



Specification

- Single bay steel portal frame
- 7.2m clear eaves height
- Floor loading 37.5 kN/m²
- Two electric level access loading doors
- Excellent car parking ratio with EV charging
- 160kWh power supply
- Fully fitted first floor offices with kitchenette
- LED lighting & split Air Conditioning to offices
- Fire alarm
- Landscaped environment
- Secure entrance gate to the estate
- Suitable for B2, B8 and E use classes

UNIT 16

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.

Neighbouring Occupiers Include:



U Value
Insulation



Travel Distances / Times

Destination	Miles	Drive time
Uxbridge Underground Station	1	4 mins
M40/A40 Junction 1	1.4	6 mins
M25/M4 Junctions 15/4b	3.5	4 mins
Heathrow Airport	8	25 mins
Central London	15	45 mins



Further information available through joint sole agents



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