

Cowley Mill Trading Estate

Uxbridge, UB8 2YG
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High quality industrial estate

7,651 sq ft

To be refurbished



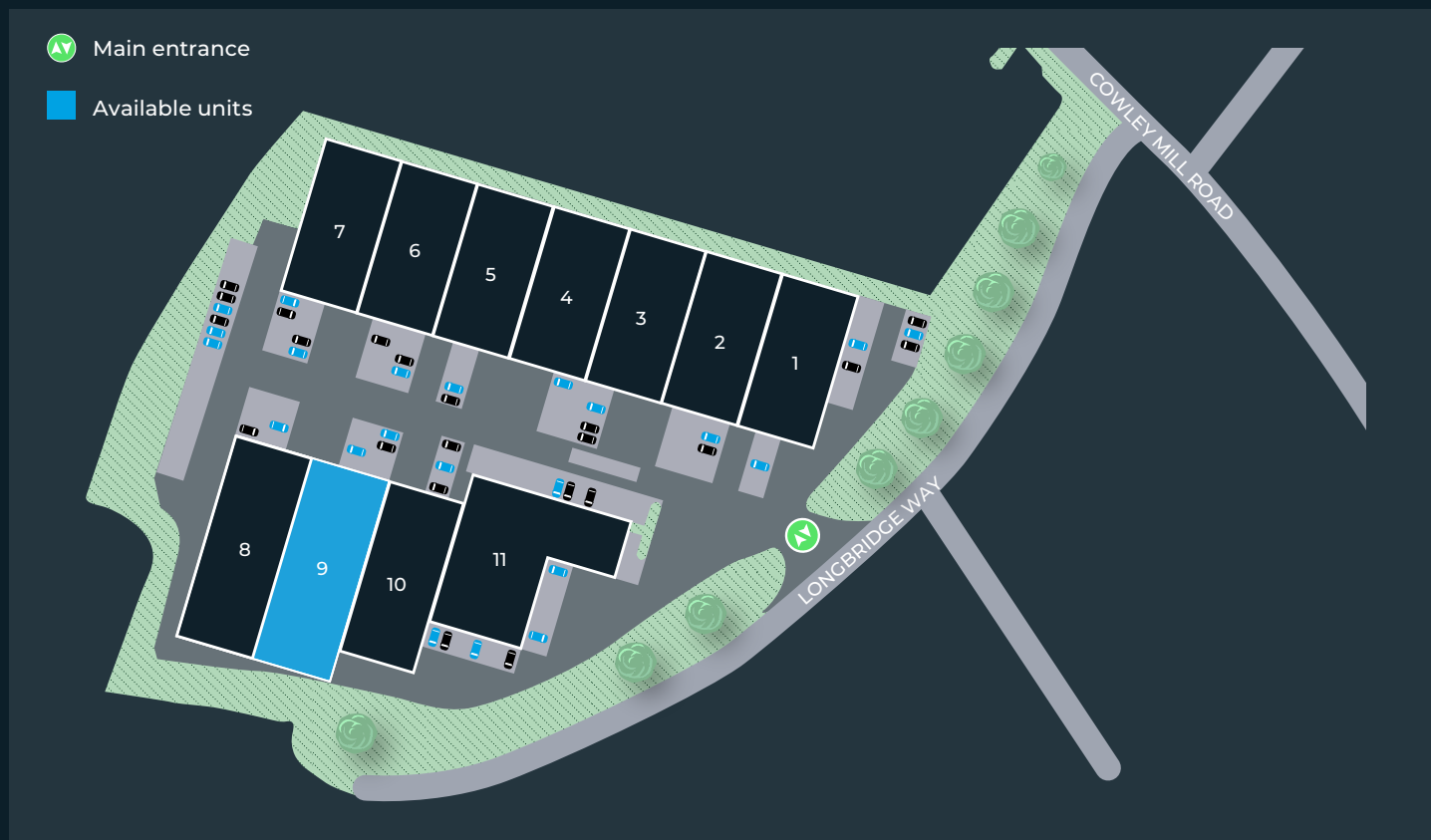
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Cowley Mill Trading Estate

This high-quality trading estate is well located for passing trade in a busy industrial location with high profile local occupiers including Howdens, Royal Mail, Monster Energy and Toolstation.

This newly refurbished estate comprises 11 units which benefit from good eaves height, three-phase power supply and fitted office accommodation. The site is accessed via Longbridge Way, which leads to allocated parking with a generous yard area.












Accommodation (GEA)

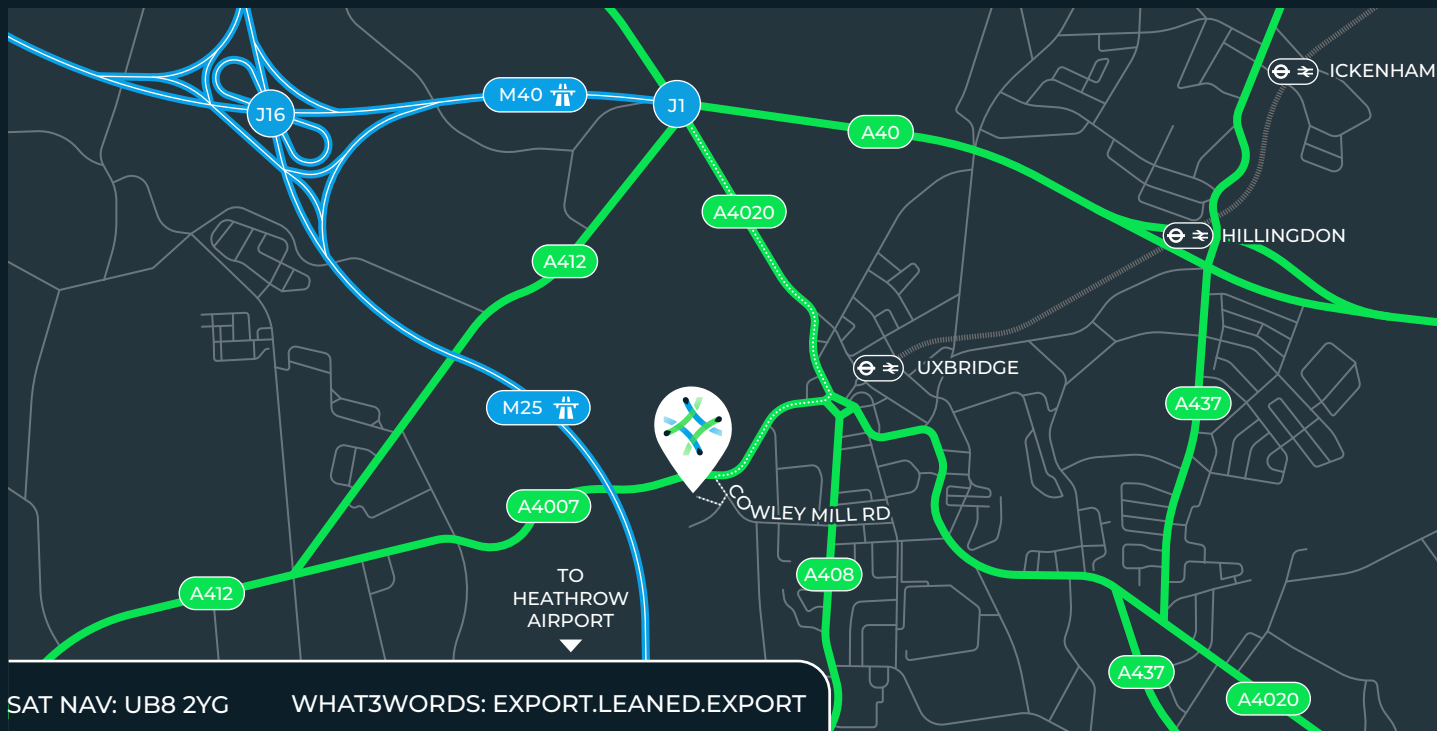
Unit	Warehouse sq ft	Ground Floor sq ft	First Floor sq ft	Total sq ft
9	6,091	780	780	7,651

Specification

-  EPC rating 'C'
-  LED lighting
-  1 level access loading door
-  3 phase power supply
-  Allocated parking with generous yard area
-  6.6m eaves height
-  Fitted office accommodation



Indicative Image



Strategic logistics location

Cowley Mill Trading Estate is situated 1 mile from Uxbridge town centre and located an 11 minute drive from Junction 16 of the M25. Central London is 18 miles from the site and Heathrow Airport can be reached in a 12 minute drive time. Uxbridge underground station is situated in the town centre, serviced by the Piccadilly and Metropolitan lines, for direct and regular services into Central London.

	miles	mins
London	18	40
Reading	28	45
Birmingham	112	1 hr 40
Bristol	105	1 hr 50

	miles	mins
M40	2	8
M18	4	9
M25	7	11
M4	9	15

	miles	mins
Heathrow Airport	6	12
	miles	mins
Uxbridge	2	8
West Drayton	3	12

Please contact us for further information:

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