



Unit 2a, Penfield Estate
17 Lancaster Road, Uxbridge, UB8 1AP

**Industrial / Warehouse Unit
(Suitable for Motor Trade)**

1,299 sq ft

(120.68 sq m)

- Minimum eaves height 2m rising to 6m
- 3 Phase power
- Up and over loading door
- Loading bay
- 6x Allocated parking spaces
- Ancillary office accommodation
- Close proximity to M40 and M25
- Walking distance to Uxbridge Town Centre and UG Station

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Summary

Available Size	1,299 sq ft
Rent	£28,600 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
Service Charge	TBC
VAT	All prices are subject to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Location

Penfield Estate, Uxbridge is located within the town, offering convenient access to local amenities and transport connections. The estate lies approximately 1 mile from the M40/A40 junction 1 and around 3 miles from the M25 junction 16, providing excellent road links to London and the wider area. Uxbridge underground station is nearby, served by the Metropolitan and Piccadilly lines, and offers direct connections to central London.

Description

Unit 2a comprises an industrial unit of steel portal frame construction with profile sheet metal clad elevations. The unit has a 2-story configuration with a workshop on the ground floor, offices on the first floor and further benefits from WCs, kitchenette and 3 phase power. Access to the warehouse is via an up and over loading door and allocated parking spaces are situated to the front of the property.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

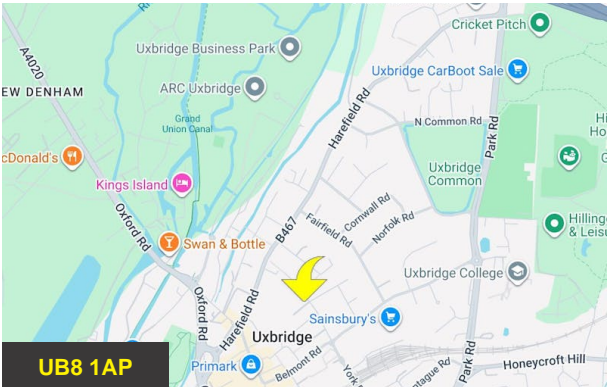
Description	sq ft	sq m
Ground Floor	1,020	94.76
First Floor Office	279	25.92
Total	1,299	120.68

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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