



2A Tomo Industrial Estate

Packet Boar Lane, Uxbridge, UB8 2JP

**Cost Effective Leasehold
Warehouse Premises available to
rent in West London at just
£30,000 per annum / £2,500 per
month**

1,177 sq ft

(109.35 sq m)

- Clear Height 3.94m
- 1 x Loading Door 3.71m (W) x 3.77m (H)
- Trade Counter Reception Entrance
- Office & Kitchenette
- Car Parking: 2 Allocated Spaces
- In Close Proximity to Uxbridge Town Centre, Heathrow Airport, M4 and A40

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Summary

| | |
|----------------|-----------------------------|
| Available Size | 1,177 sq ft |
| Rent | £30,000 per annum exclusive |
| EPC Rating | C (74) |

Location

Tomo Industrial Estate is located on Packet Boat Lane just off the A408 High Street in Uxbridge. The M4 (J4) is located just 3.1 miles away and Heathrow's Cargo Terminal is located just 6.7 miles away.

Uxbridge Town Centre with an array of banks and amenities including Uxbridge Tube Station (Metropolitan / Piccadilly Lines) and Bus Terminal is located just 2.8 miles and a 10 minute drive away. West Drayton Town Centre and Elizabeth Line Train Station is located just 2.3 miles and a 20 minute walk away.

Nearby amenities include a Tesco Superstore, Shell Petrol Station and Aldi Supermarket.

Accommodation

Comprising the following Gross Internal GIA Floor Area:

| Name | sq ft | sq m |
|------------------|--------------|---------------|
| Unit - Warehouse | 1,177 | 109.35 |
| Total | 1,177 | 109.35 |

Specification

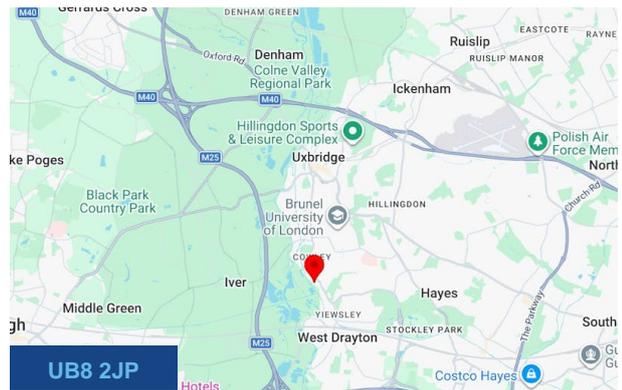
- Mid Terrace Modern Industrial / Warehouse Unit
- Clear Height 3.94m
- 1 x Electric Loading Door 3.71m (W) x 3.77m (H)
- Trade Counter Glazed Personnel Entrance
- External Security Shutter
- Fully Working CCTV System
- Fitted Kitchenette
- First Floor Office
- GF / FF WCs & Shower
- 3 Phase 100 Amp Electricity & Gas
- Warehouse Heating & Lighting
- EPC C-74
- Car Parking: 2 Allocated Spaces
- In close proximity to Uxbridge Town Centre, M4, A40 and Heathrow Airport

Terms

Available by way of a Full Repairing & Insuring (FRI) Lease on terms to be agreed.

Viewings

Strictly via the sole agent COGENT REAL ESTATE. Please register your interest to view via tl@cogentre.co.uk



Viewing & Further Information



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