



2C Tomo Industrial Estate

Packet Boat Lane, Uxbridge, UB8 2JP

Freehold Warehouse For Sale with Yard in West London (GIA Floor Area)

5,860 sq ft
(544.41 sq m)

- Eaves Height 3.70m
- 1 x Loading Door
- Secure Yard with Covered Loading / Container Storage
- 24/7 Access & Use
- In Close Proximity to Uxbridge Town Centre, Heathrow Airport, M4 and A40

Summary

Available Size	5,860 sq ft
EPC Rating	D (78)

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 Areas

Name	sq ft	sq m
Unit - Warehouse / Ancillary	3,659	339.93
Unit - First Floor Office	2,201	204.48
Total	5,860	544.41

Specification

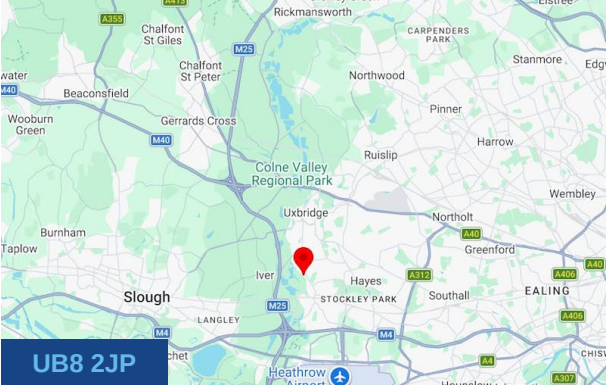
- Cost Effective GIA Floor Area
- Eaves Height 3.7m
- 1 x Loading Doors
- 3 Phase Electric & Gas
- Warehouse Lighting
- Office Accommodation, Kitchenette & WCs
- Secure Yard with Container Storage & Covered Loading
- 24/7 Access & Use
- 5,860 sq ft
- In close proximity to Uxbridge Town Centre, Heathrow Airport, A40 and M4

Terms

Freehold For Sale subject to VAT and Vacant Possession

Viewings

Strictly by appointment via the sole agents COGENT REAL ESTATE



Viewing & Further Information



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