



## Unit 4 Swan Wharf Business Centre

Waterloo Road, Uxbridge, UB8 2RA

### Ground Floor Storage Unit

**1,670 sq ft**

(155.15 sq m)

- Uxbridge Underground Station (1.3 Miles)
- M40 Junction 1, Denham (2.8 Miles)
- M25 Junction 16 (4.5 Miles)
- A40 Western Avenue (2.2 Miles)
- Two car parking spaces

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## Summary

<b>Available Size</b>	1,670 sq ft
<b>Rent</b>	£3,250 per month inclusive of utilities, building maintenance and buildings insurance and exclusive of business rates.
<b>Rates Payable</b>	£6,000 per annum Estimated proportion 2026 - 2027 subject to verification.
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise a ground floor light industrial/storage unit comprising approximately 1,670 ft<sup>2</sup>. The unit offers an internal height of approximately 10'7" to the underside of the beam and 11'9" slab-to-slab, providing efficient and versatile space suitable for storage or light industrial use. Loading is via a roller shutter door, with adjacent hard-standing providing convenient access for vehicles and goods handling. The property further benefits from 2 dedicated parking spaces, with shared toilet facilities and a private office.

## Location

The property is situated within Swan Wharf Business Centre at the junction of Waterloo Road and Cowley Mill Road, Uxbridge, an established commercial location approximately 0.8 miles south-east of Uxbridge town centre. Uxbridge Underground Station is approximately 0.7 miles to the north-west, providing access to the Metropolitan and Piccadilly lines and direct connections into Central London. West Drayton Railway Station is approximately 2.1 miles to the south-east, providing additional rail connections towards London Paddington and Reading.

The A40 Western Avenue is located approximately 2.2 miles to the south, while the M40 (Junction 1, Denham) is approximately 2.8 miles west of the property. Junction 16 of the M25 is approximately 4.5 miles to the west, offering convenient access to the wider motorway network.

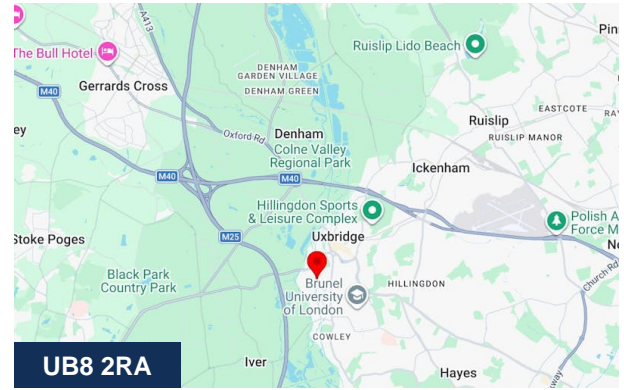
## Terms

The premises are available by way of a licence or a new sublease, outside the Landlord & Tenant Act 1954.

The tenant will be responsible for payment of a due proportion of the business rates payable. Further information on request.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



**Daniel Moriarty**

020 8429 9009 | 07907 703 640

daniel@davidcharles.co.uk



**Tom O'Malley**

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

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