

# UXBRIDGE



Units 18-20 Uxbridge Trade  
Park, Cowley Mill Road, UB8  
2DB



## INDUSTRIAL/LOGISTICS / TRADE COUNTER / TRADE COUNTER / SHOWROOM / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET 3,844 TO 12,332 SQ FT

- 7.2m clear eaves height
- Fully fitted first floor offices with air conditioning, new LED lighting and kitchenette
- Allocated car parking
- Floor loading 37.5 kN/m<sup>2</sup>
- Electric loading doors
- PV solar panels
- Secure entrance gate to the estate

To let

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## Summary

<b>Available Size</b>	3,844 to 12,332 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£7.93 per sq ft Interested parties should make their own enquiries to the London Borough of Hillingdon.
<b>Rateable Value</b>	£54,000
<b>Service Charge</b>	£0.50 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Description

Currently under full refurbishment, this high specification mid terrace unit benefits from a fully fitted first floor offices, electric level access loading door, 7.4 m eaves, allocated car parking and PV roof panels.

## Location

Trade City Uxbridge is located within one mile of Uxbridge Town Centre, between Cowley Road and the Uxbridge Trading Estate, which forms part of the town's established commercial area. The scheme is also within 1.4 miles of M40/A40 Junction 1 and 3.5 miles from M25/M4 Junction 15. 4 b Uxbridge underground station provides access to the Metropolitan and Piccadilly lines. Proximity to London Heathrow Airport further enhances Uxbridge as an international location.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 18	4,615	428.75	Available
Unit - 19	3,844	357.12	Available
Unit - 20	3,873	359.81	Available
<b>Total</b>	<b>12,332</b>	<b>1,145.68</b>	

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



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