



## Unit 5 Union Buildings

Wallingford Road, Uxbridge, UB8 2FR

### Industrial / Warehouse Unit

# 3,050 sq ft

(283.35 sq m)

- Electric loading door
- Loading bay
- 3 Phase power & gas (capped)
- Approx. 4x parking spaces
- GF clear height of 2.33m
- Solar panels (Via separate negotiations)
- First floor storage with a loading point
- Close proximity to M25, A40 & M40

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## Summary

<b>Available Size</b>	3,050 sq ft
<b>Price</b>	£605,000
<b>Business Rates</b>	Interested parties are advised to contact Hillingdon Borough Council to obtain this figure.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The unit is located on the Wallingford Road on the well-established Uxbridge Trading Estate which is approximately 1 mile from Uxbridge Town Centre. Uxbridge tube station is in the town centre and runs a regular service into the Centre of London via the Metropolitan and Piccadilly Line. The unit is within a 10min drive to the A40 / M40 which directly connects to the M25 within 3 miles.

## Travel Distances

M25 (Junction 16) - 4.3 miles

M40 (Junction 1) - 2.5 miles

A40 - 2.5 miles

Heathrow Airport (T1, T2 & T3) - 6.3 miles

Central London - 19.3 miles

Source: Google Maps

## Description

The premises comprise of a mid-terraced industrial/warehouse units of steel portal frame construction to brickwork elevations and a pitched roof. The units comprise of warehousing on the ground floor and ancillary office to the first floor, with further mezzanine storage added to increase storage capacity. The unit is accessed via a electric loading door serviced by a dedicated loading bay, benefitting from approx. 4 allocated car parking spaces to the front elevation. The solar panels are available via separate negotiations.

## Tenure

Freehold.

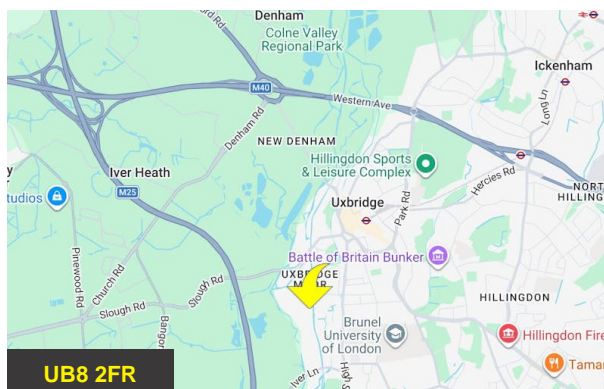
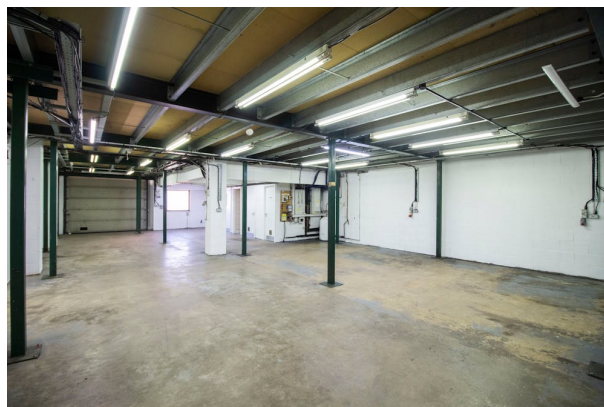
## Accommodation

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

Description	sq ft	sq m
Ground Floor	1,525	141.68
First Floor	1,525	141.68
<b>Total</b>	<b>3,050</b>	<b>283.36</b>

## 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.



## Viewing & Further Information



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