



## 2A Tomo Industrial Estate

Packet Boar Lane, Uxbridge, UB8 2JP

**Rare Opportunity to Own Your  
Own Industrial / Warehouse  
Premises in West London.**

**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

# 2A Tomo Industrial Estate, Packet Boat Lane, Uxbridge, UB8 2JP

## Summary

Available Size	1,177 sq ft
Price	£360,000 Guide Price
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
<b>Total</b>	<b>1,177</b>	<b>109.35</b>

## Specification

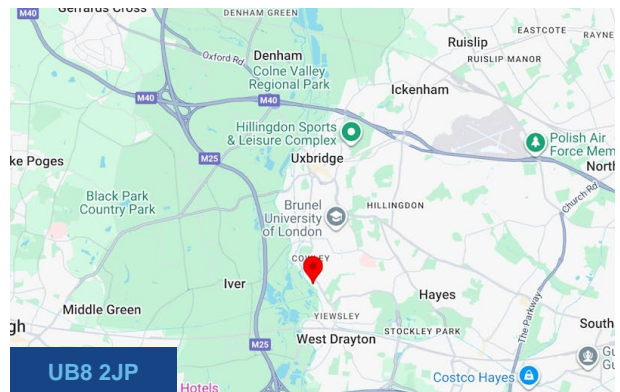
- Mid Terrace Modern Industrial / Warehouse Unit
- Clear Height 3.94m
- 1 x Electric Loading Door 3.71m (W) x 3.77m (H)
- Trade Counter Glazed Personnel Entrance
- External Security Shutter
- Fully Working CCTV System
- Fitted Kitchenette
- First Floor Office
- GF / FF WCs & Shower
- 3 Phase 100 Amp 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

Freehold Interest available For Sale subject to Vacant Possession

## Viewings

Strictly via the sole agent COGENT REAL ESTATE. Please register your interest to view via [tl@cogentre.co.uk](mailto:tl@cogentre.co.uk)



## Viewing & Further Information



**Tom Lowther**

07939 836117

[tl@cogentre.co.uk](mailto:tl@cogentre.co.uk)