

# Uxbridge Trade Park

Cowley Mill Road | UB8 2DB

## UNIT 16



**TO LET**

High Specification Detached  
Warehouse / Distribution unit

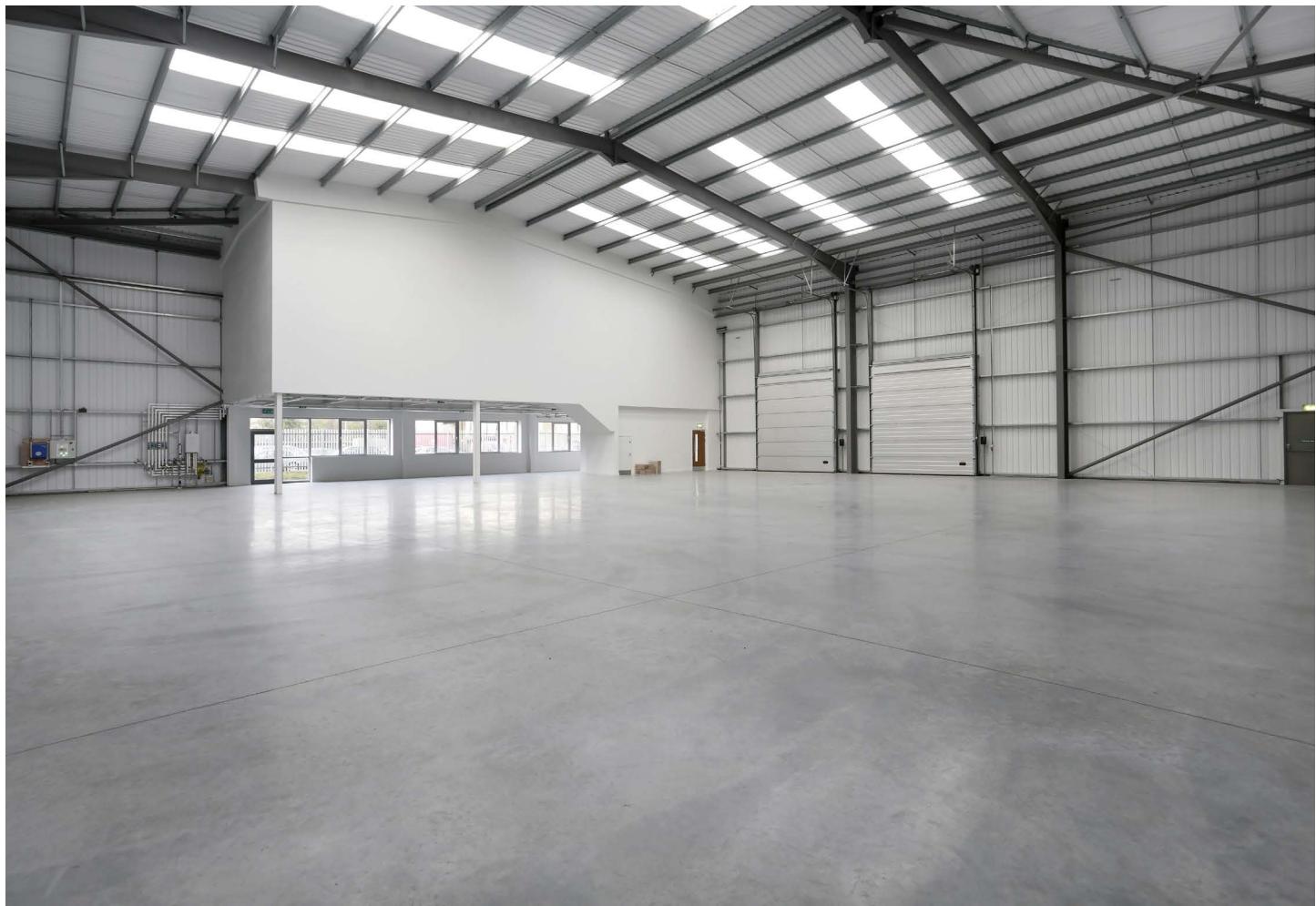
**11,028 SQ FT**

(1,024.55 SQ M)

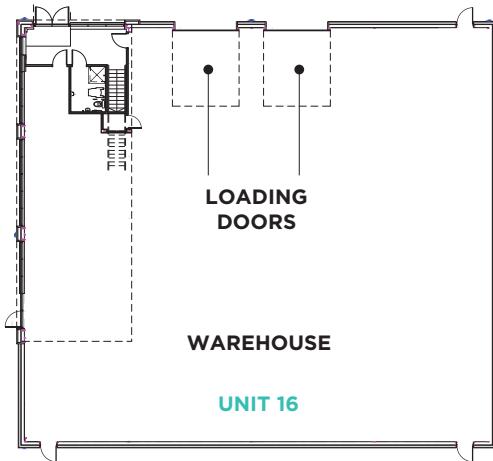
# Uxbridge Trade Park

## Overview

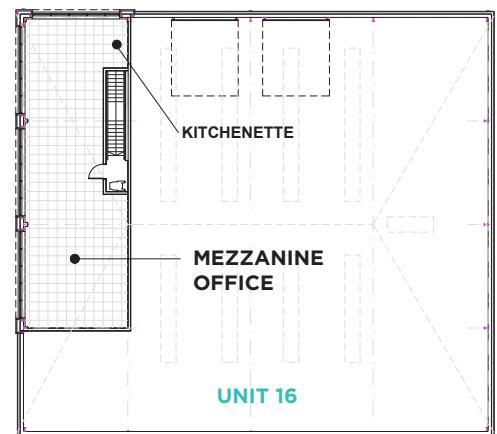
Fully refurbished, high specification detached warehouse unit designed to meet the needs of modern businesses. The unit benefits from fully fitted first floor offices, the ability to fit out the undercroft to provide additional office space, two electric loading doors and generous car parking provision, including EV charging.



Ground Floor



First Floor



Accommodation	sq ft	sq m
Ground Floor First Floor Office	9,374	870.88
	1,654	153.67
<b>TOTAL</b>	<b>11,028</b>	<b>1024.55</b>

## Sustainability

- EPC B-44
- EV Charging
- PV Roof Panels

All areas measured on an approximate gross external basis



## Specification

- Single bay steel portal frame
- 7.2m clear eaves height
- Floor loading 37.5 kN/m<sup>2</sup>
- Two electric level access loading doors
- Excellent car parking ratio with EV charging
- 160kWh power supply
- Fully fitted first floor offices with kitchenette
- New LED lighting & split Air Conditioning to offices
- Fire alarm
- Landscaped environment
- Secure entrance gate to the estate
- Suitable for B2, B8 and E use classes

# UNIT 16

## Location

Uxbridge Trade Park 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 strategically located within 1.4 miles of M40/ A40 Junction 1, 3.5 miles from M25/M4 Junction 15/4b and 8 miles of Heathrow Airport. Uxbridge Underground station provides access to the Metropolitan and Piccadilly lines.

## Neighbouring Occupiers Include:



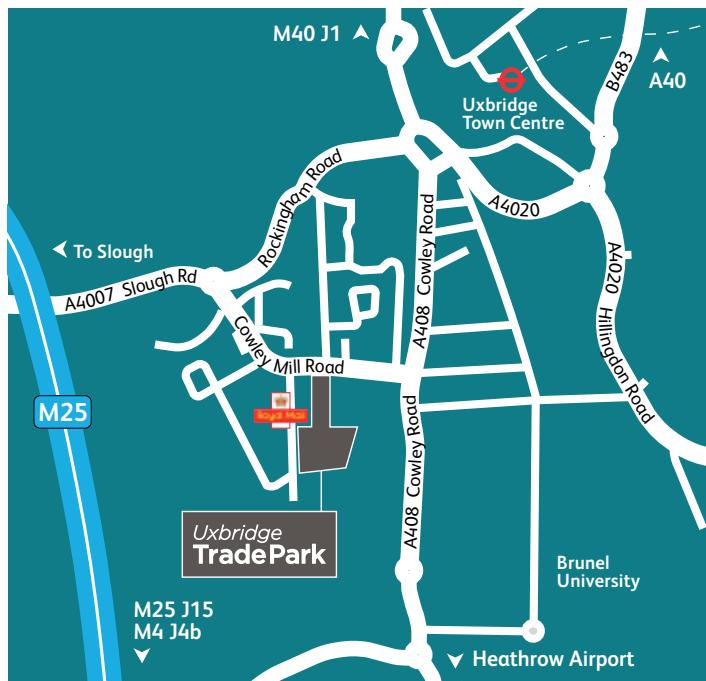
**SCREWFIX**

**AGS FOUR WINDS**  
INTERNATIONAL MOVERS

**U Value**  
Insulation



**Euro**  
CAR PARTS



## Travel Distances / Times

Destination	Miles	Drive time
Uxbridge Underground Station	1	4 mins
M40/A40 Junction 1	1.4	6 mins
M25/M4 Junctions 15/4b	3.5	4 mins
Heathrow Airport	8	25 mins
Central London	15	45 mins

[uxbridgetradepark.co.uk](http://uxbridgetradepark.co.uk)



Further information available through joint sole agents



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