

Uxbridge **TradePark**

Cowley Mill Road | UB8 2DB

UNIT 16



TO LET

High Specification Detached
Warehouse / Distribution unit

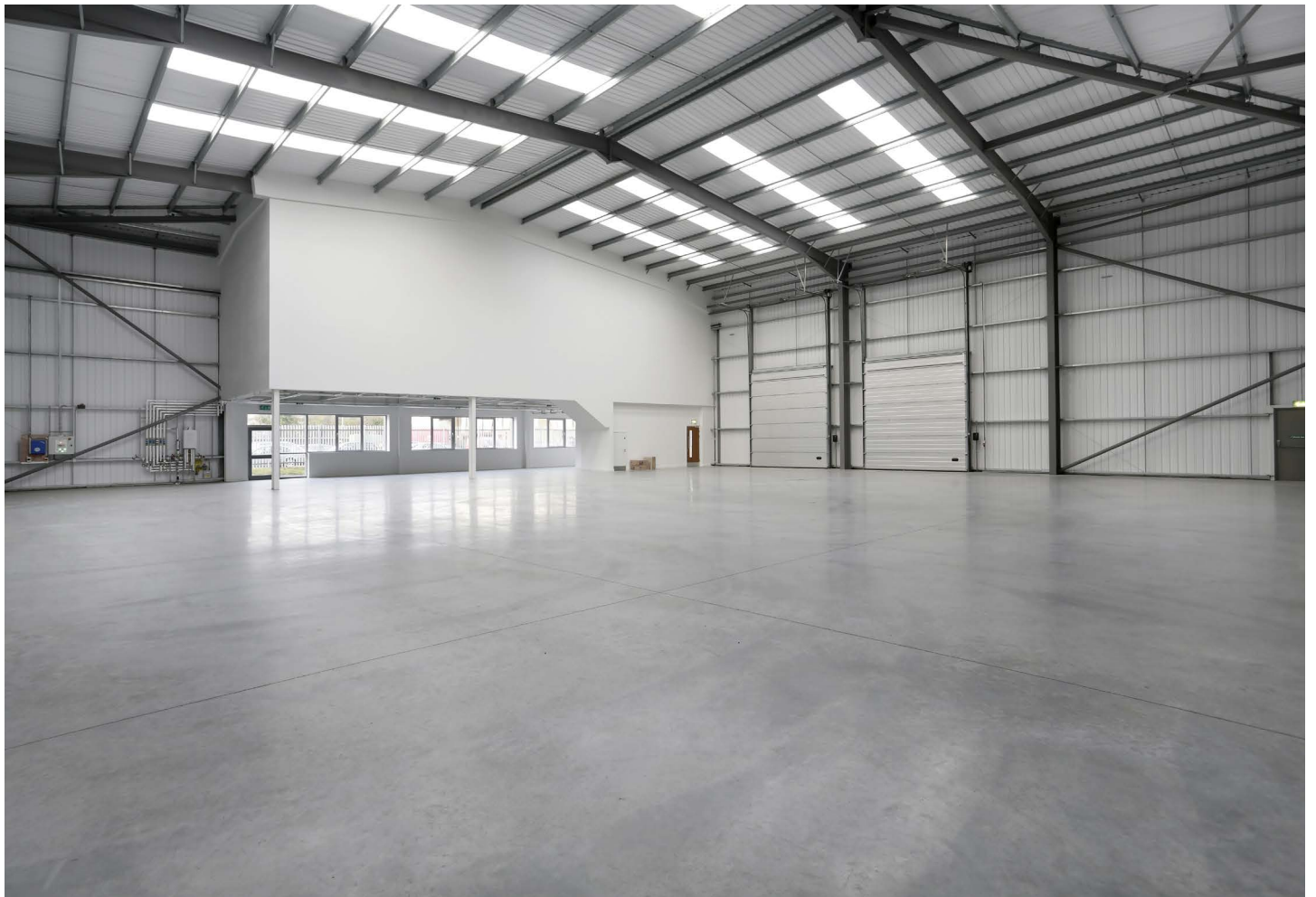
11,028 SQ FT

(1,024.55 SQ M)

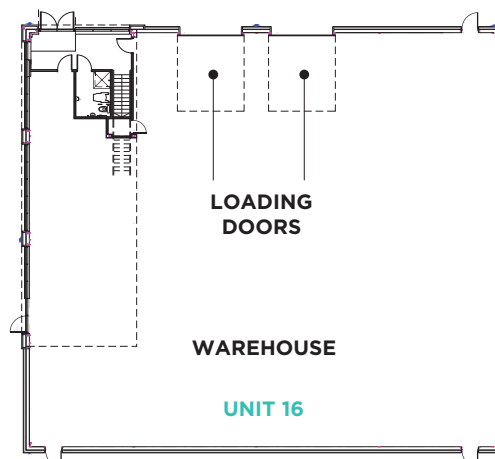
Uxbridge TradePark

Overview

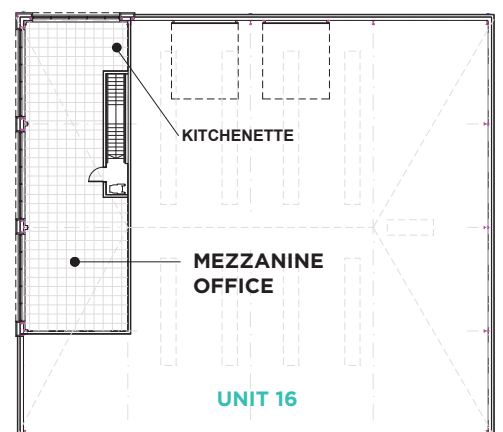
Fully refurbished, high specification detached warehouse unit designed to meet the needs of modern businesses. The unit benefits from fully fitted first floor offices, the ability to fit out the undercroft to provide additional office space, two electric loading doors and generous car parking provision,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



Ground Floor



First Floor



Accommodation

	sq ft	sq m
Ground Floor First Floor	9,374	870.88
Office	1,654	153.67
TOTAL	11,028	1024.55

All areas measured on an approximate gross external basis

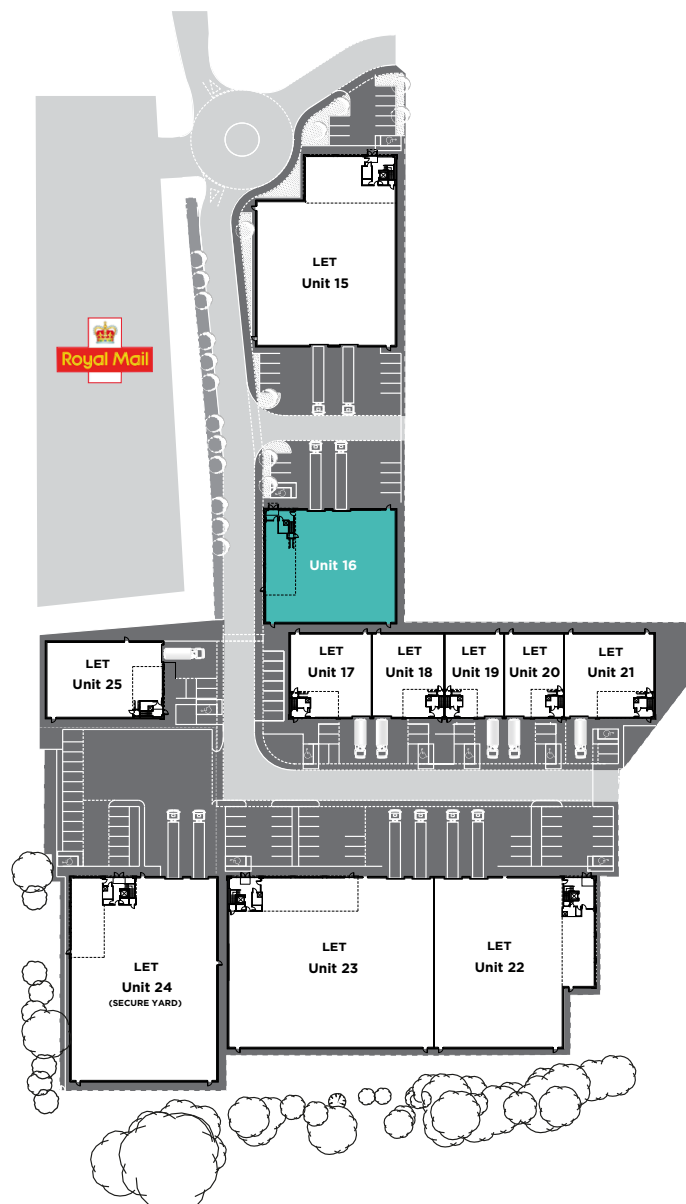


Specification

- Single bay steel portal frame
- 7.2m clear eaves height
- Floor loading 37.5 kN/m²
- Two electric level access loading doors
- Excellent car parking ratio with EV charging
- 160kWh power supply

Sustainability

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



- 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:



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



Further information available through joint sole agents



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