



Unit 15

Chiltern Business Village, Uxbridge, UB8 2SN

Light industrial warehouse with offices on first floor

1,845 sq ft

(171.41 sq m)

- Full height loading door
- First floor offices
- Allocated parking
- Eaves height approx. 15 ft
- Three phase power
- Uxbridge underground station (0.5 miles) served by the Metropolitan Line

Unit 15, Chiltern Business Village, Uxbridge, UB8 2SN

Summary

Available Size	1,845 sq ft
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises an end of terrace light industrial unit constructed of steel portal frame with brick and block elevations to a pitched roof benefiting from a warehouse at ground floor and offices above. The warehouse has a full height loading door and allocated parking. The eaves height of the warehouse is approx. 15ft and the width of the loading shutters approx. 12ft. The ground floor totals 1,145 ft² whilst the first floor offices total a further 700 ft².

Location

The property is situated within 0.5 miles of the M40 junction 1 which connects directly onto the A40 Western Avenue dealing directly into central London. The M25 is 2.5 miles from the property, the M4 being 5 miles to the south. Uxbridge town centre and Uxbridge underground station are located 0.5 miles from the site which is served by the Metropolitan and Piccadilly line.

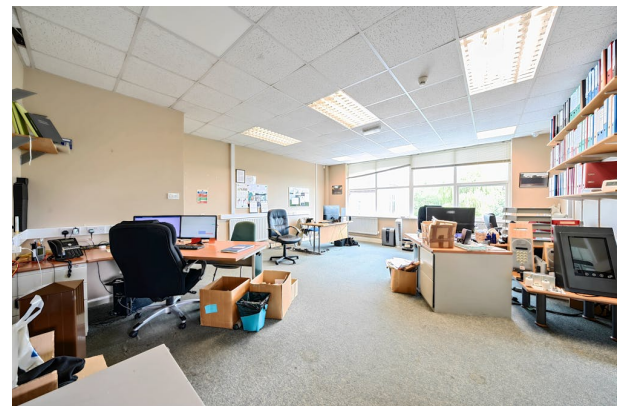
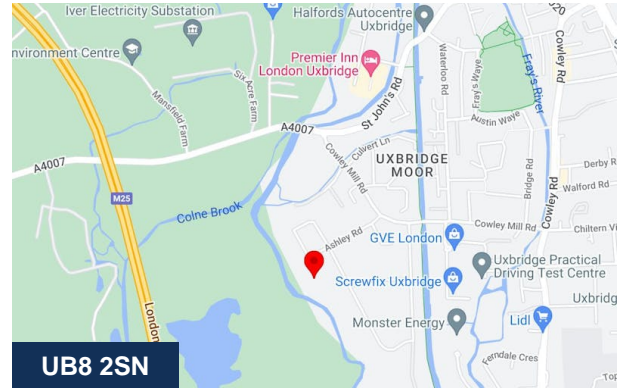
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,145	106.37	Available
1st	700	65.03	Available
Total	1,845	171.40	

Terms

The premises is available by way of a new lease for a term by arrangement.



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507

george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/08/2024

