

# UXBRIDGE



Unit 19 Uxbridge Trade Park  
Cowley Mill Road  
UB8 2DB



**INDUSTRIAL/LOGISTICS / TRADE COUNTER / TRADE COUNTER /  
SHOWROOM / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET**

**3,716 SQ FT (GEA)**

- 7.2m clear eaves height
- Fully fitted first floor offices
- Allocated car parking
- Floor loading 37.5 kN/m<sup>2</sup>
- Electric loading doors
- PV solar panels
- Secure entrance gate to the estate



## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 3,716 sq ft (GEA)  |
| <b>Rent</b>           | Rent on application  |
| <b>Rates Payable</b>  | £7.93 per sq ft<br>Interested parties should make their own enquiries to the London Borough of Hillingdon. |
| <b>Rateable Value</b> | £54,000  |
| <b>EPC Rating</b>     | Upon enquiry   |

## Description

Currently under full refurbishment, this high specification mid terrace unit benefits from fully fitted first floor offices, electric level access loading door, 7.4 m eaves, allocated car parking and PV roof panels.

## Location

Trade City Uxbridge 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 within 1.4 miles of M40/A40 Junction 1 and 3.5 miles from M25/M4 Junction 15/4b. Uxbridge underground station provides access to the Metropolitan and Piccadilly lines. Proximity to London Heathrow Airport further enhances Uxbridge as an international location.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft (GEA)  | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit         | 3,716        | 345.23        | Available    |
| <b>Total</b> | <b>3,716</b> | <b>345.23</b> |              |

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



**Maria Hoadley**

01483 446800  
07584 649059  
mhoadley@vailwilliams.com



**George O'Connor**

01483 446800  
07836 544 564  
goconnor@vailwilliams.com



**Charlie Nicholson**

07769 675680  
cnicholson@vailwilliams.com

**vailwilliams.com**

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