COGENT
REAL ESTATE

TO LET



2C Tomo Industrial Estate

Packet Boat Lane, Uxbridge, UB8 2JP

Cost Effective Warehouse Premises Available in West London £12.00psf (GIA Floor Area)

3,659 to 5,860 sq ft

(339.93 to 544.41 sq m)

- Eaves Height 3.70m
- 1 x Loading Doors
- Secure Yard with Covered Loading / Container Storage
- 24/7 Access & Use
- In Close Proximity to Uxbridge Town Centre, Heathrow Airport, M4 and A40
- Flexible and Standard Lease Available

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2C Tomo Industrial Estate, Packet Boat Lane, Uxbridge, UB8 2JP

Summary

Available Size	3,659 to 5,860 sq ft
Rent	Rent on application
EPC Rating	D (78)

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 Areas

Name	sq ft	sq m
Unit - Warehouse / Ancillary	3,659	339.93
Unit - First Floor Office	2,201	204.48
Total	**5,860**	**544.41**

Specification

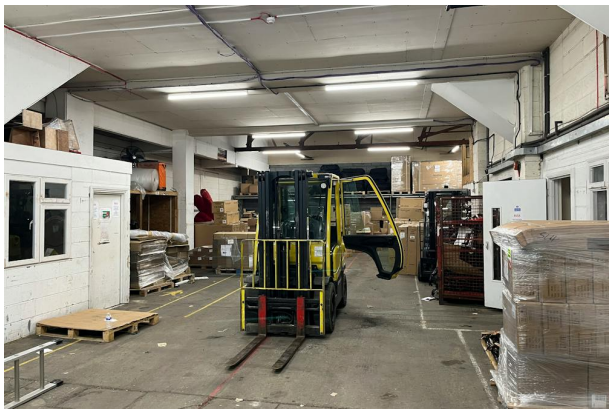
- Cost Effective Warehouse Premises just £12.00psf
- Eaves Height 3.7m
- 1 x Loading Doors
- 3 Phase Electric & Gas
- Warehouse Lighting
- Office Accommodation, Kitchenette & WCs
- Secure Yard with Container Storage & Covered Loading
- 24/7 Access & Use
- 3,659 sq ft - 5,860 sq ft
- In close proximity to Uxbridge Town Centre, Heathrow Airport, A40 and M4

Terms

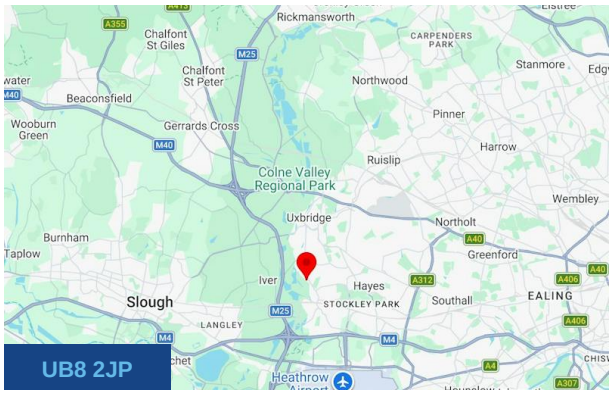
Available by way of a short term sublease until Feb 2027 or Feb 2029, or new lease direct with the Landlord. Further details available upon request.

Viewings

Strictly by appointment via the sole agents COGENT REAL ESTATE







Viewing & Further Information



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