

Cowley Mill Trading Estate

LOGICOR.EU

Uxbridge, UB8 2YG

WHAT3WORDS: export.leaned.export

High quality industrial estate

6,048 sq ft

To Let

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Cowley Mill Trading Estate

This high-quality trading estate is well located for passing trade in a busy industrial location with high profile local occupiers including Howdens, Royal Mail, Monster Energy and Toolstation.

This newly refurbished estate comprises 11 units which benefit from good eaves height, three-phase power supply and fitted office accommodation. The site is accessed via Longbridge Way, which leads to allocated parking with a generous yard area.





Accommodation (GEA)

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	FF Office ^{Sq Ft}	Total ^{Sq Ft}	EPC
1	5,050	413	585	6,048	C

Specification

-  6.6m eaves height
-  LED lighting
-  1 level access loading door (per unit)
-  Unit 9 refurbished
-  Allocated parking with generous yard area
-  3 phase power supply
-  Fitted office accommodation
-  Unit 1 to be refurbished

Rent & Terms

The units are offered to let on new full repairing and insuring leases for a term to be agreed. The quoting rent is available on application.

VAT

To be levied.

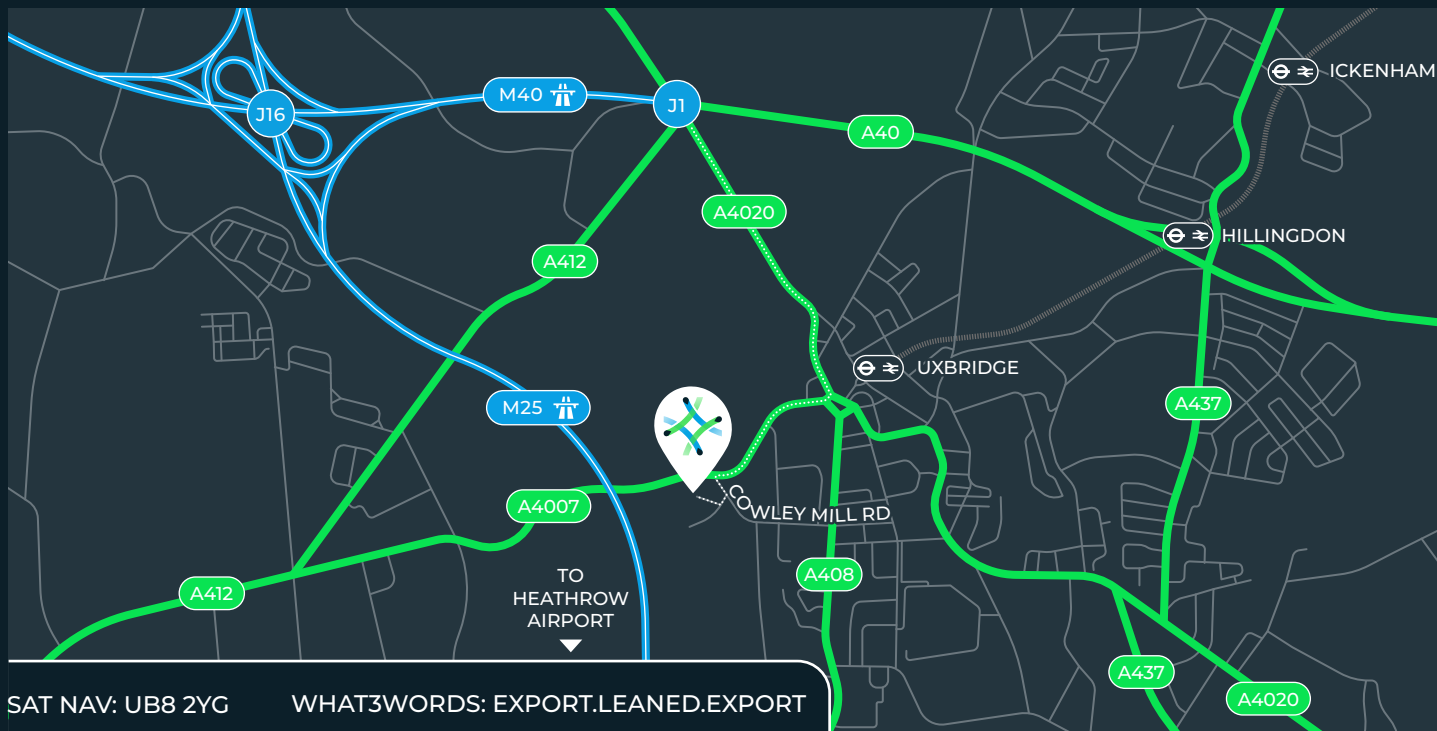
Service charge

Payable for upkeep of common parts and apportioned between the units.



Indicative Image





Strategic logistics location

Cowley Mill Trading Estate is situated 1 mile from Uxbridge town centre and located an 11 minute drive from Junction 16 of the M25. Central London is 18 miles from the site and Heathrow Airport can be reached in a 12 minute drive time. Uxbridge underground station is situated in the town centre, serviced by the Piccadilly and Metropolitan lines, for direct and regular services into Central London.

	miles	mins
London	18	40
Reading	28	45
Birmingham	112	1 hr 40
Bristol	105	1 hr 50

	miles	mins
M40	2	8
M18	4	9
M25	7	11
M4	9	15

	miles	mins
Heathrow Airport	6	12
	miles	mins
Uxbridge	2	8
West Drayton	3	12

Please contact the joint sole agents for further information:

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