Uxbridge
Trade Park

Cowley Mill Road | UB8 2GG

UNITS 18 - 20

3,844 - 12,332 SQ FT

(357.1 - 1,145.6 SQ M)



TO LET High Specification Terraced Warehouse / Distribution units

OVERVIEW

Recently fully refurbished, these high specification mid-terrace units benefit from 7.2m eaves, an electric level access loading door, LED lighting, PV roof panels and 2 WCs each.

There are fully fitted offices to first floor with Units 19 & 20 also benefitting from a tea point. The units can be taken separately or combined to provide up to 12,332 sq ft.

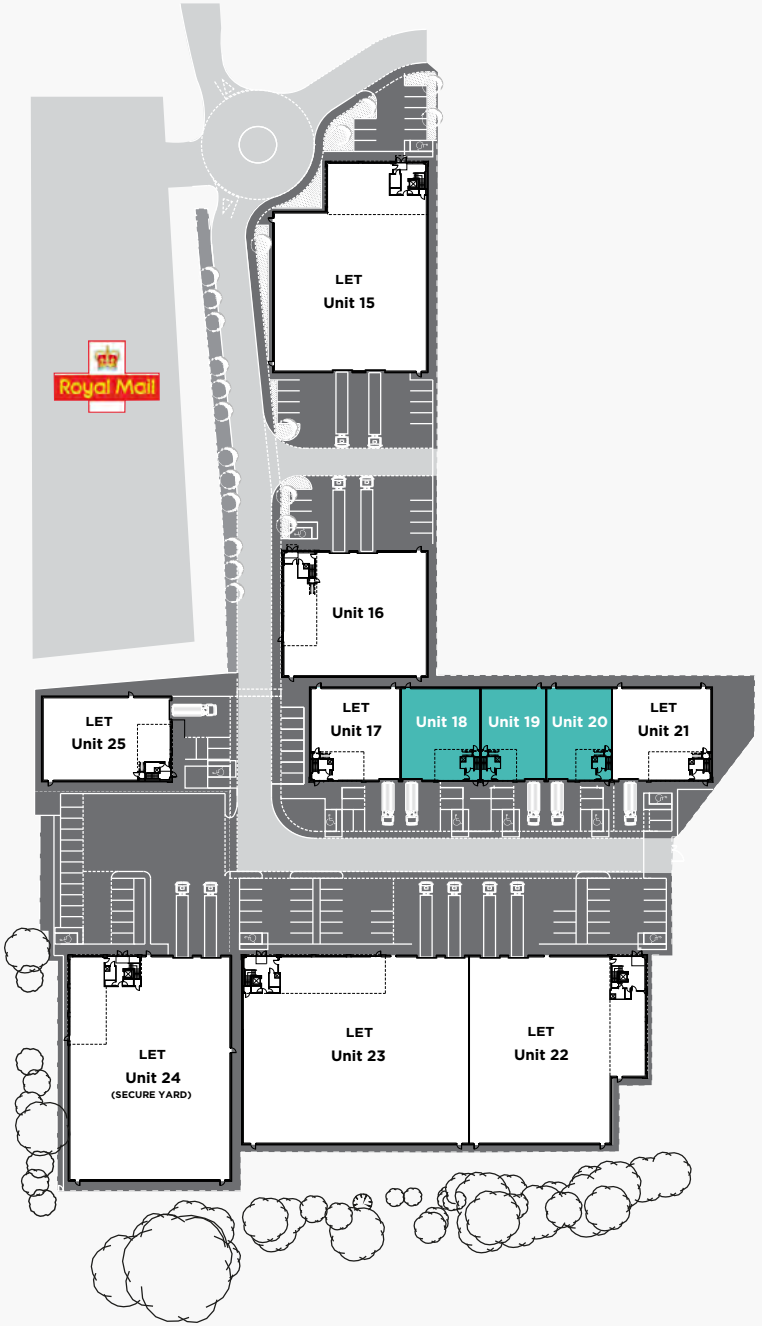
The units are strategically located within 1.4 miles of M40/A40 Junction 1, 3.5 miles from M25/M4 Junction 15/4b and 8 miles of Heathrow Airport.


UNIT 18


UNIT 19


UNIT 18


UNIT 20



ACCOMMODATION

Three refurbished units, available individually or combined:

UNIT 18	sq ft	sq m
Ground Floor	3,869	359.4
First Floor Office	746	69.3
TOTAL UNIT 18	**4,615**	**428.7**

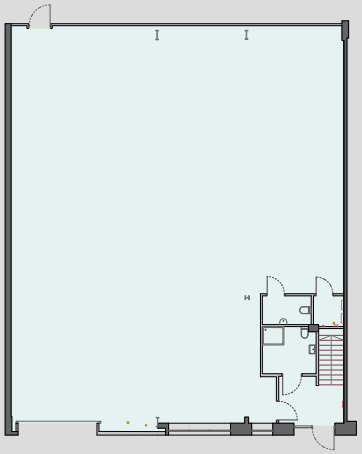
UNIT 19	sq ft	sq m
Ground Floor	3,234	300.4
First Floor Office	610	56.7
TOTAL UNIT 19	**3,844**	**357.1**

UNIT 20	sq ft	sq m
Ground Floor	3,266	303.4
First Floor Office	607	56.4
TOTAL UNIT 20	**3,873**	**359.8**

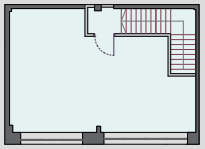
TOTAL	12,332	1,145.6

All areas measured on an approximate gross external basis

UNIT 18

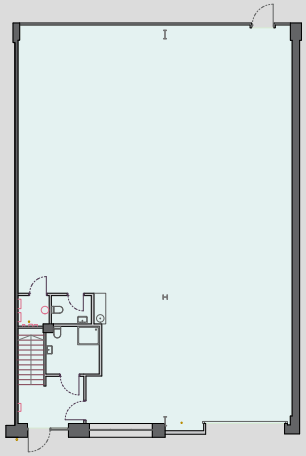


Ground Floor

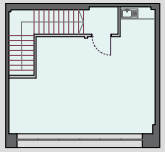


First Floor Office

UNIT 19

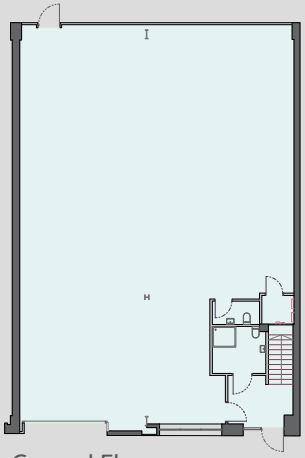


Ground Floor

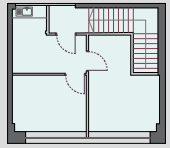


First Floor Office

UNIT 20



Ground Floor



First Floor Office







UNIT 20



SPECIFICATION

Warehouse

- Single bay steel portal frame
- 7.2m clear eaves height
- Floor loading 37.5 kN/m2
- Electric level access loading door
- Warehouse lighting
- Kitchenette to Unit 19
- WC

Reception & First floor offices

- Fully fitted first floor offices
- Kitchenette's to Units 19 & 20
- New LED lighting & split Air Conditioning to Unit 19
- Reception WC with shower
- Fire alarm

External

- 4 car parking spaces
- Loading apron
- Secure entrance gate to the estate

Use

- Suitable for B2, B8 and E use classes

EPC

- All units have a 2026 EPC rating of A


UNIT 18


UNIT 18


UNIT 18


UNIT 20

Uxbridge
TradePark


UNIT 20


UNIT 18


UNIT 19



Uxbridge TradePark

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.

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

Neighbouring Occupiers Include:

U Value Insulation · SCREWFIX · Royal Mail · AGS FOUR WINDS INTERNATIONAL MOVERS · euro CAR PARTS





Further Information

Further information available through joint agents:

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Service Charge

Available upon request.

Terms

Available upon request.

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