

Uxbridge **TradePark**

Cowley Mill Road | UB8 2GG

UNIT 19



TO LET

High Specification Terraced
Warehouse / Distribution unit

3,743 SQ FT

(347.69 SQ M)

Uxbridge TradePark

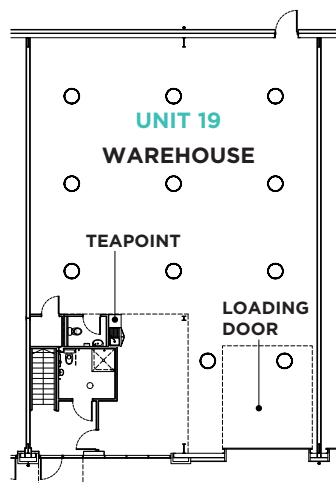
Overview

Recently fully refurbished, this high specification mid-terrace unit benefits from 7.4m eaves, electric level access loading door, LED lighting and tea point to warehouse and PV roof panels.

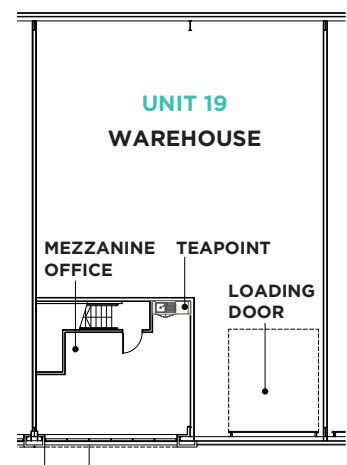
The fully fitted first floor offices also benefit from their own tea point and new air conditioning system.



Ground
Floor



First
Floor



Accommodation

	sq ft	sq m
Ground Floor	3,155	293.08
First Floor Office	588	54.61
TOTAL	3,743	347.69

Sustainability

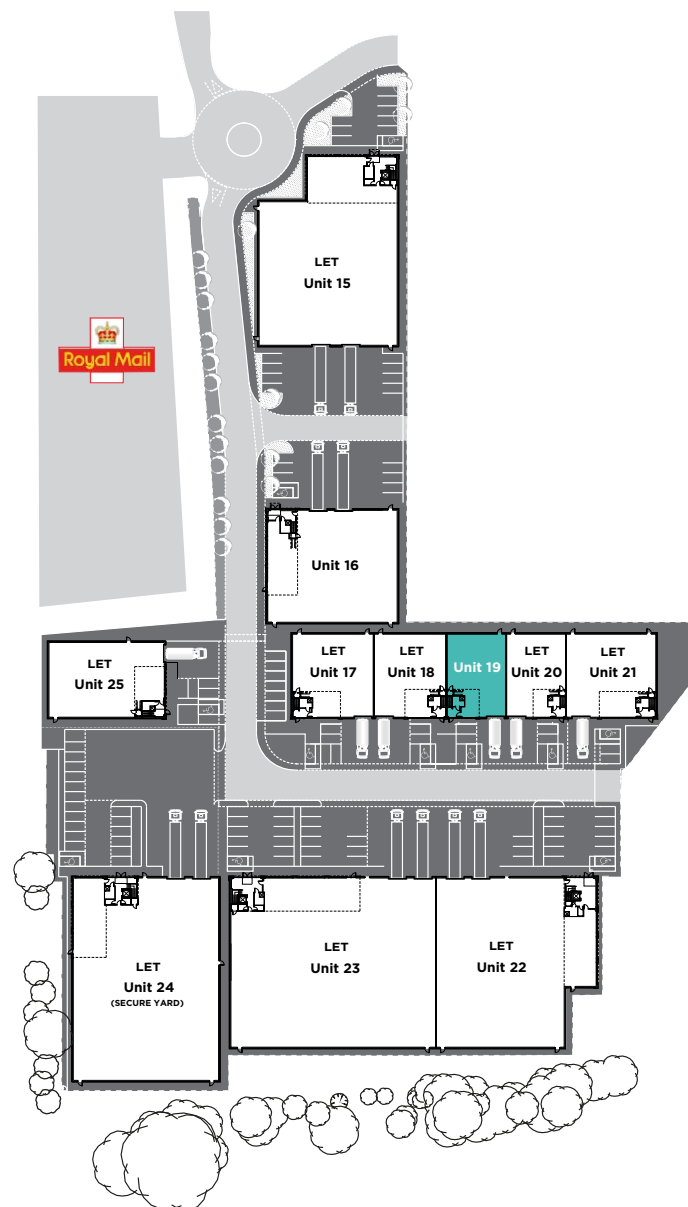
- 2024 EPC rating of B
- PV panels

All areas measured on an approximate gross external basis



Specification

- Single bay steel portal frame
- 7.2m clear eaves height
- Floor loading 37.5 kN/m²
- Electric level access loading door
- 4 car parking spaces
- Fully fitted first floor office with kitchenette
- New LED lighting & split Air Conditioning to office
- Warehouse lighting, kitchenette and WC
- Reception WC with shower
- Fire alarm
- Secure entrance gate to the estate
- Suitable for B2, B8 and E use classes



UNIT 19

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.

Neighbouring Occupiers Include:



U Value
Insulation



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



Further information available through joint sole agents



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