

Uxbridge **TradePark**

Cowley Mill Road | UB8 2GG

UNITS 18 - 21
3,710 - 17,772 SQ FT
(344.7 - 1,651.1 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 17,772 sq ft.

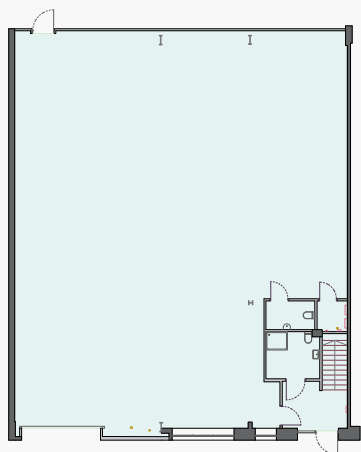
The units are strategically located within 1.4 miles of M40/A40 Junction 1, 3.5 miles from M25/M4 Junction 15/4b and 8 miles of Heathrow Airport.



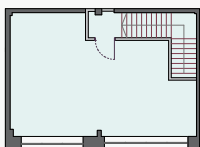
ACCOMMODATION

Four refurbished units, available individually or combined:

UNIT 18

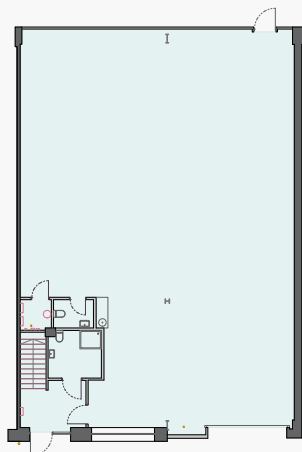


Ground Floor

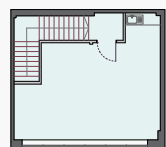


First Floor Office

UNIT 19

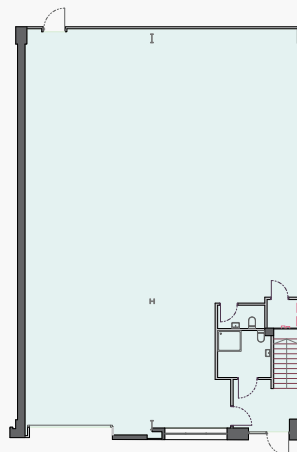


Ground Floor

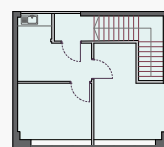


First Floor Office

UNIT 20

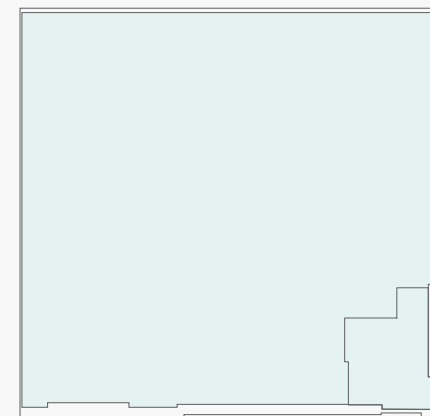


Ground Floor

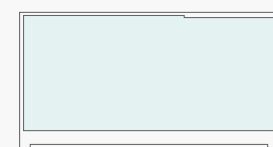


First Floor Office

UNIT 21



Ground Floor



First Floor Office

UNIT 18	sq ft	sq m
Ground Floor Warehouse	3,539	328.8
Ground Floor Amenity	290	26.9
First Floor Office	739	68.7
TOTAL UNIT 18	4,568	424.4

UNIT 19	sq ft	sq m
Ground Floor Warehouse	2,876	267.2
Ground Floor Amenity	280	26.0
First Floor Office	592	55.0
TOTAL UNIT 19	3,748	348.2

UNIT 20	sq ft	sq m
Ground Floor Warehouse	2,838	263.7
Ground Floor Amenity	280	26.0
First Floor Office	592	55.0
TOTAL UNIT 20	3,710	344.7

UNIT 21	sq ft	sq m
Ground Floor Warehouse	4,466	414.9
Ground Floor Amenity	293	27.2
First Floor Office	987	91.7
TOTAL UNIT 21	5,746	533.8

TOTAL | 17,772 sq ft | 1,651.1 sq m

All areas measured on an approximate gross external basis

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 & 21
- WC to Units 18-20

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 to Units 18-20
- Male & female WCs to Unit 21
- 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

- Units 18-20: A rating
- Unit 21 – B rating



UNIT 18



UNIT 18

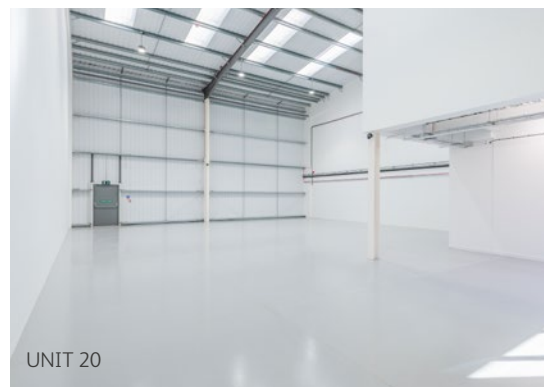


UNIT 18



UNIT 20

Uxbridge TradePark



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:



Further Information

Further information available through joint agents:



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Service Charge

Available upon request.

Terms

Available upon request.

This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. 256413 07/26

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