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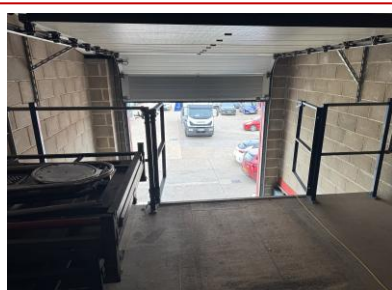
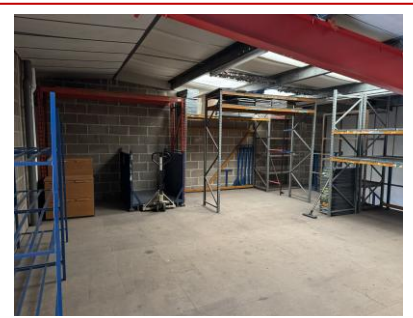
PROPERTY PARTICULARS

**VAT NOT APPLICABLE
ON THE PURCHASE
PRICE**

Preliminary Particulars

WAREHOUSE / INDUSTRIAL UNIT FOR SALE

**UNIT 18
SARUM COMPLEX
SALISBURY ROAD
UXBRIDGE UB8 2RZ**



OFFERED WITH FULL VACANT POSSESSION

2,761.92 sq. ft. (256.58 sq. m) Approx. Gross Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is located within the Sarum Complex within a predominantly industrial area, approximately 3/4 mile to the south west of Uxbridge town centre and off Salisbury Road.

Uxbridge is situated within the London Borough of Hillingdon and is approximately 16 miles to the west of central London. Slough is 5 miles to the south west and Ealing 7 miles to the east.

The area has excellent communications with Junction 1 of the M4 accessible approximately 1 1/2 miles to the north, which provides access to the A40 and central London to the east and Junction 1a of the M40 a short distance to the west. Uxbridge has a tube station located on the Piccadilly and Metropolitan Lines.

DESCRIPTION

The premises comprise a mid-terrace industrial unit, estimated to have been constructed in the 1980s. It forms part of a terrace of 9 units and there is accommodation over the ground floor, first floor and a mezzanine floor.

The property has the benefit of a trade counter to the front together with a WC, kitchenette, loading door and parking for four vehicles. There is an ancillary office on the first floor and the mezzanine floor has forklift access to the front together with a steel staircase to the rear.

A serviced fork lift truck, pump truck, racking and stillages are included.

ACCOMMODATION (Areas are approx. Gross Internal):

Ground Floor	1,450.79 sq. ft. (134.78 sq. m)
First Floor	323.49 sq. ft. (30.05 sq. m)
Mezzanine	987.63 sq. ft. (91.75 sq. m)
Total	2,761.92 sq. ft. (256.58 sq. m)

PURCHASE PRICE

Our client seeks £595,000 for their long leasehold interest.

VAT

Our client has advised us that VAT is not applicable on the purchase price.

LONG LEASE

150 years from 28th August 1985 at a peppercorn rent.

DUE DILIGENCE

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide company information, identification and proof of funds before the deal is completed.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2026 of £26,000. Rate in the £ for 2026/27 is 43.2p.

ENERGY PERFORMANCE CERTIFICATE: D - 92.

LEGAL COSTS

Each party to bear their own legal fees in this transaction.

VIEWING – Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy
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