TELSAR.com

FOR SALE



Unit 9 Trade City Business Park

Cowley Mill Road, Uxbridge, UB8 2DB

Rare Investment Opportunity - Modern Warehouse / Industrial Unit

5,759 sq ft

(535.03 sq m)

- Income producing £74,867 pa
- Gross yield 5.3%
- Maximum eaves height of 7.85m
- Electric loading door
- Loading bay
- 3 Phase power
- Male & Female WC's
- Allocated parking
- High spec open plan & cellular offices

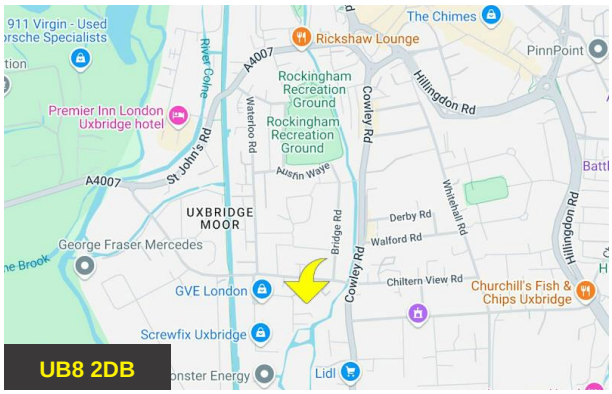
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Summary

Available Size	5,759 sq ft
Price	£1,395,000
Business Rates	All parties are advised to contact London Borough of Hillingdon.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

Unit 9 Trade City Business Park comprises a modern unit of steel portal frame to a mono pitched roof construction with block elevations to profile metal cladding. Open planned warehousing to the ground floor accessed via a dedicated electric roller shutter and loading bay, with high specification open planned and cellular offices to the first floor.

Location

Trade City Business Park, Uxbridge is located between Cowley Road and the Uxbridge Trading Estate which forms part of the town's established commercial area. Located within a mile of Uxbridge Town Centre, the development provides excellent access to shopping and leisure facilities. The estate is within 1.4 miles from M40 / A40 junction 1 and 3.5 miles from M25 / M4 junction 15 / 4b. Uxbridge underground station provides access to the Metropolitan and Piccadilly lines. Proximity to London Heathrow Airport further enhances Uxbridge as an international location.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	3,456	321.07
First Floor Offices	2,303	213.96
Total	**5,759**	**535.03**

Tenure

Freehold / Investment - This property is being marketed by instruction of the Joint Administrators of GVE London Limited ("the Company"). The affairs, business and property of the Company are being managed by the Administrator(s) and who act as agents of the Company without personal liability.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Tenancy

M Trim Ltd (Company No: 12830031) - A full repairing and insuring 10 year lease from and including 25th March 2024 at an annual rental of £74,867 per annum (£13 per sq ft). There is an upwards only rent review and tenant only break clause on the 5th anniversary of the lease subject to 6 months' prior notice. The lease has been contracted outside the Landlord and tenant Act 1954.

Viewing & Further Information



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