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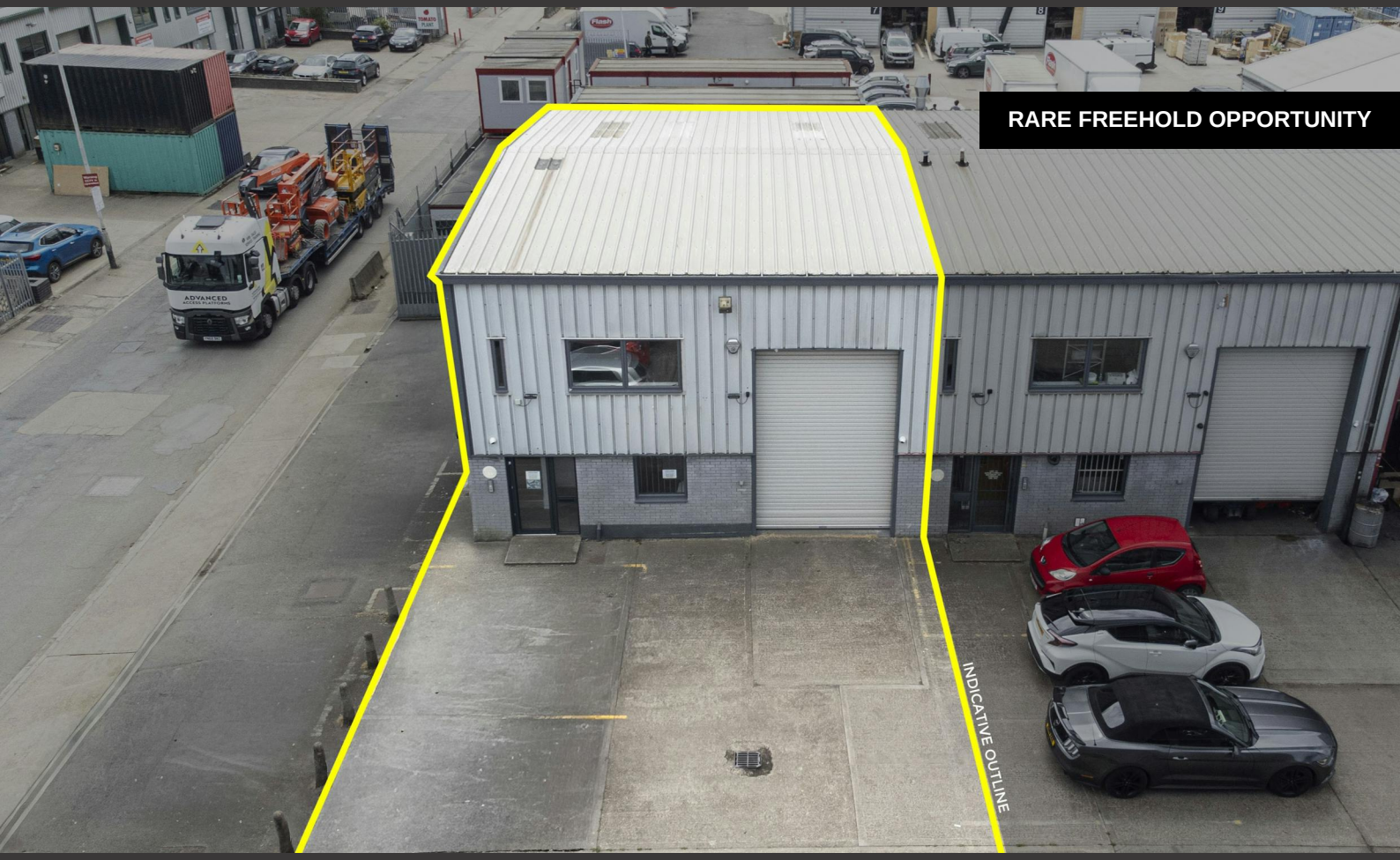
FOR SALE



Unit 21 Sarum Complex

Salisbury Road, Uxbridge, UB8 2RZ

Industrial / Warehouse Unit

2,956 sq ft

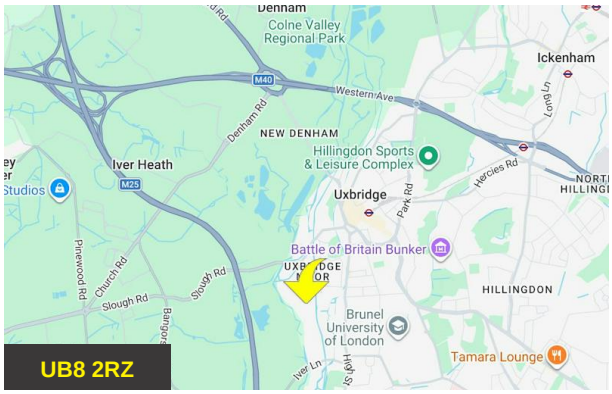
(274.62 sq m)

- Full height electric loading door
- Loading bay
- 3 Phase power & gas (capped)
- Approx. 6x parking spaces
- GF clear height of 2.3m
- WC & kitchenette
- LED lighting throughout
- First floor storage with a loading point
- Close proximity to M25, A40 & M40

Unit 21 Sarum Complex, Salisbury Road, Uxbridge, UB8 2RZ

Summary

Available Size	2,956 sq ft
Price	£630,000
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to obtain this figure.
Service Charge	Approx. £120.28 per annum.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)



Location

The end terraced unit is prominently located on the Sarum Complex on the well-established Uxbridge Trading Estate which is approximately 1 mile from Uxbridge Town Centre. Uxbridge tube station is in the town centre and runs a regular service into the Centre of London via the Metropolitan and Piccadilly Line. The unit is within a 10min drive to the A40 / M40 which directly connects to the M25 within 3 miles.

Description

Unit 21 comprises of an end of terrace industrial/warehouse unit of steel portal frame construction to brickwork elevations and a pitched roof. The unit comprise of warehousing on the ground floor and storage space to the first floor, with further mezzanine storage added to increase storage capacity. The unit is accessed via a full height electric loading door serviced by a dedicated loading bay and benefits from approx. 6x allocated car parking spaces to the front elevation.

Tenure

Freehold.

Accommodation

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

Description	sq ft	sq m
Ground Floor	1,478	137.31
First Floor	1,478	137.31
Total	**2,956**	**274.62**

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.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information

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