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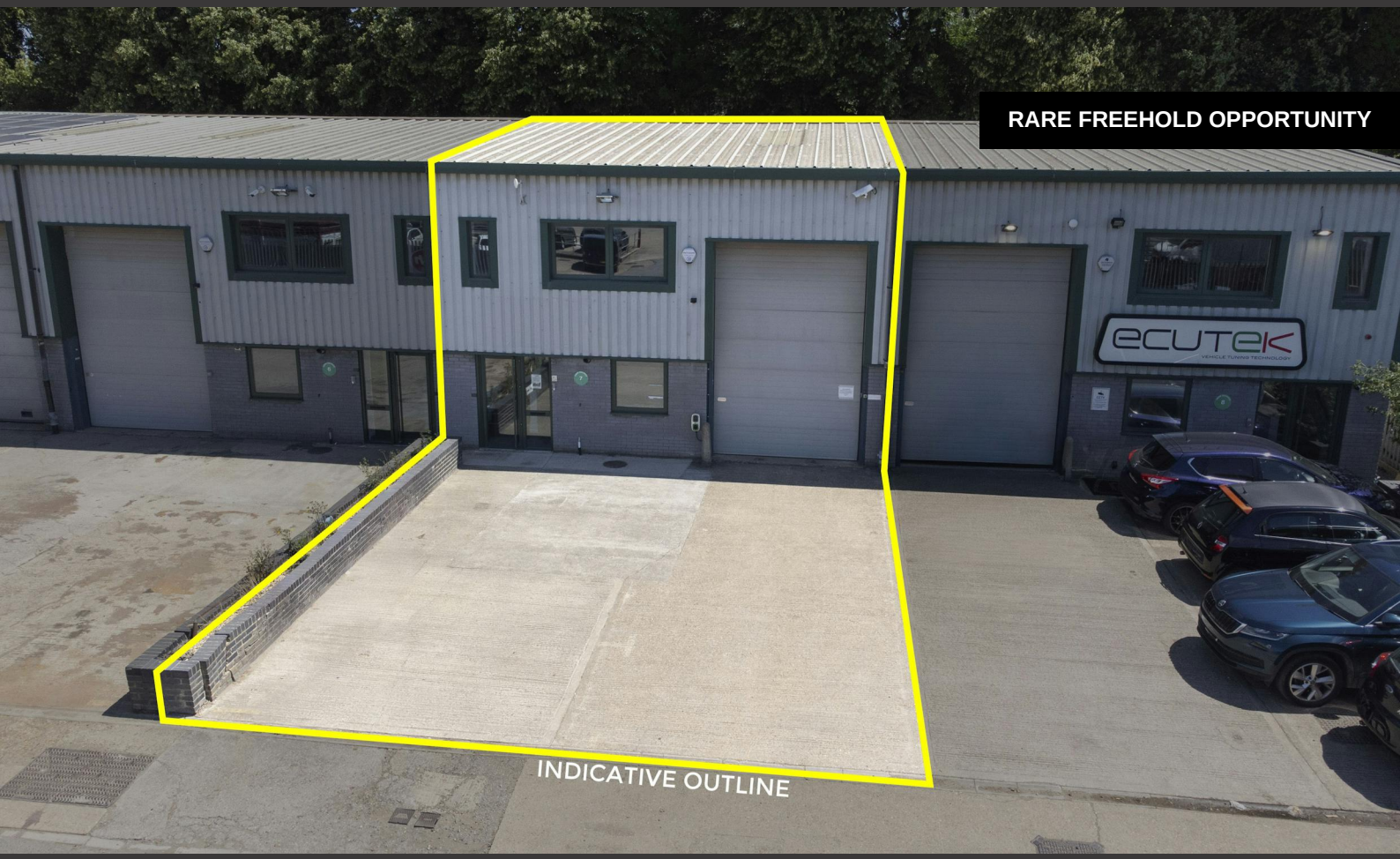
FOR SALE



Unit 7 Union Buildings

Wallingford Road, Uxbridge, UB8 2FR

Industrial / Warehouse Unit

3,034 sq ft

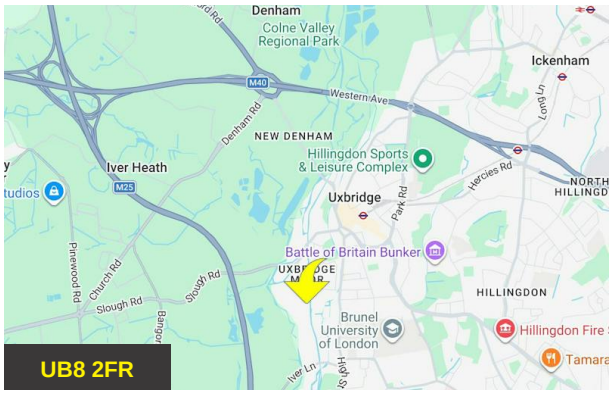
(281.87 sq m)

- Electric loading door
- Loading bay
- 3 Phase power & gas
- Approx. 4x parking spaces
- GF clear height of 2.33m
- Welfare facilities
- Ancillary office accommodation
- First floor storage with a loading point
- Close proximity to M25, A40 & M40

Unit 7 Union Buildings, Wallingford Road, Uxbridge, UB8 2FR

Summary

Available Size	3,034 sq ft
Price	£595,000
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to obtain this figure.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Location

The unit is located on the Wallingford Road 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.

Travel Distances

M25 (Junction 16) - 4.3 miles
M40 (Junction 1) - 2.5 miles
A40 - 2.5 miles
Heathrow Airport (T1, T2 & T3) - 6.3 miles
Central London - 19.3 miles

Source: Google Maps

Description

The premises comprise of a mid-terraced industrial/warehouse units of steel portal frame construction to brickwork elevations and a pitched roof. The units comprise of warehousing on the ground floor and ancillary office to the first floor, with further mezzanine storage added to increase storage capacity. The unit is accessed via a electric loading door serviced by a dedicated loading bay, benefitting from approx. 4 allocated car parking spaces to the front elevation.

Tenure

Long Leasehold - Approx. 113 years remaining.

The optional full freehold is easily available to purchase for an additional £8,000.

Accommodation

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

Description	sq ft	sq m
Ground Floor	1,517	140.93
First Floor	1,517	140.93
Total	**3,034**	**281.86**

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.

Viewing & Further Information

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