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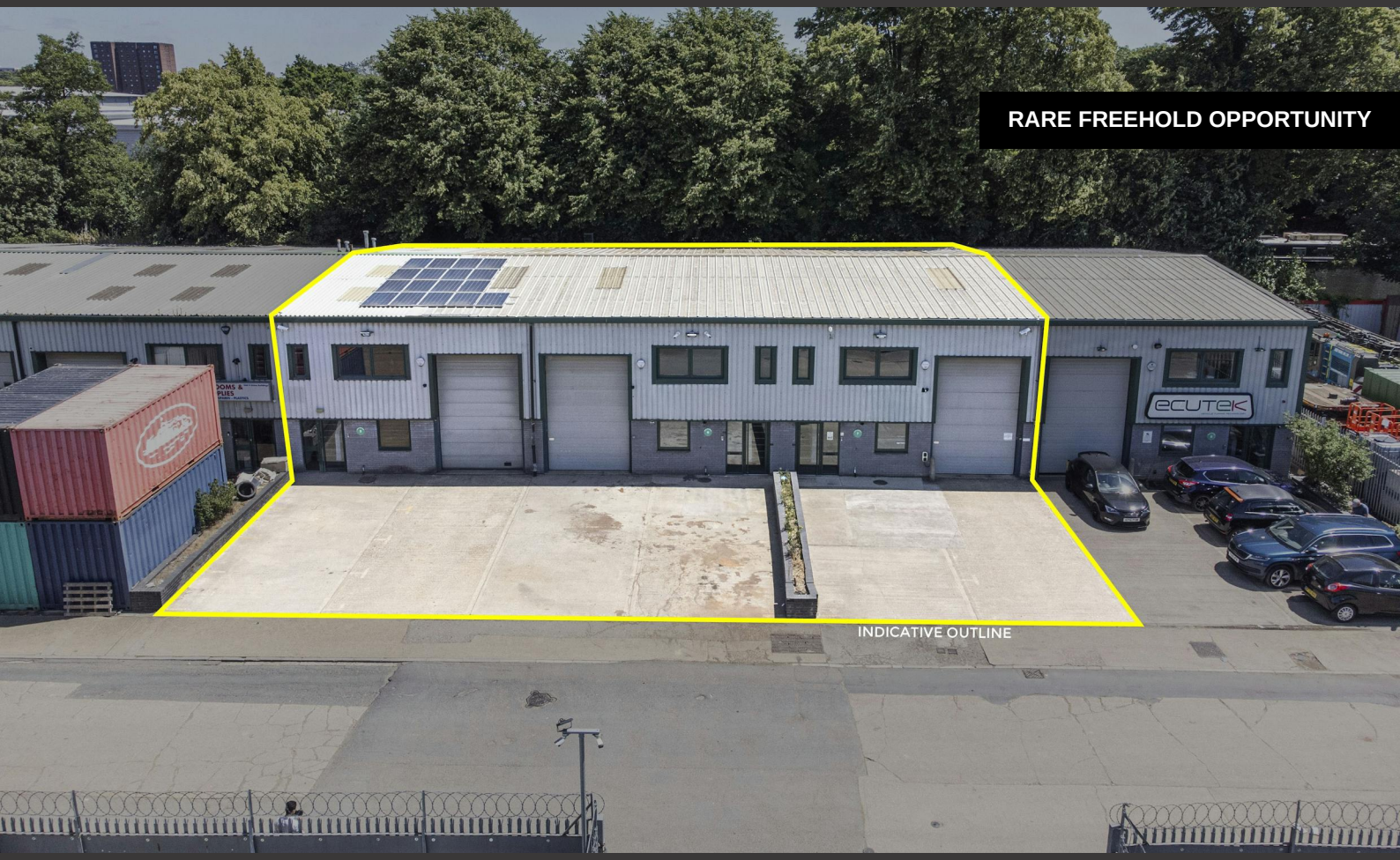
FOR SALE



Units 5, 6 & 7 Union Buildings

Wallingford Road, Uxbridge, UB8 2FR

Industrial / Warehouse Units

3,034 to 9,138 sq ft

(281.87 to 848.95 sq m)

- Available together or separately
- Electric loading door
- Loading bay
- 3 Phase power & gas (capped)
- Approx. 4x parking spaces
- GF clear height of 2.33m
- First floor storage with a loading point
- Close proximity to M25, A40 & M40

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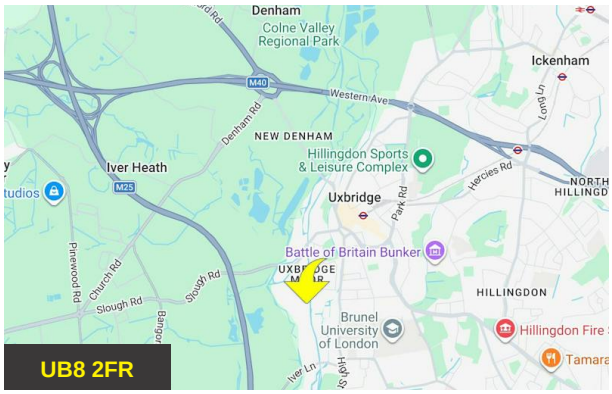
Summary

Available Size	3,034 to 9,138 sq ft
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 units are 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 three 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. Each 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

Unit 5 is Freehold
Unit 6 & 7 are Long Leasehold - Approx. 113 years remaining each.

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

Accommodation

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

Description	sq ft	sq m
Unit 5	3,050	283.35
Unit 6	3,054	283.73
Unit 7	3,034	281.87
Total	**9,138**	**848.95**

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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