

Warehouse / Industrial Unit



01895 813344
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**FOR SALE
TO LET**

**2,647 SQ FT
(245.9 SQ M)**

**Unit 5a Tomo Industrial Estate
Packet Boat Lane, Uxbridge, UB8 2JP**

Key points:

- Available Freehold or Leasehold
- End of terrace unit
- 5.2m clear internal height
- 1 level access loading door
- Loading apron
- 4 allocated parking spaces
- First floor offices
- Significant 3 phase power supply
- Secure estate



Rent/Price available upon application.

Contact Us:

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Unit 5a Tomo Industrial Estate

Description

The property comprises of an end of terrace warehouse of steel portal frame construction and block work construction with profiled steel cladding and benefits from a secure gated access. The property has a clear internal eaves height of 5.2m rising to 6.2m.

Access to the warehouse is via a full height electric roller shutter door. There is pedestrian access to the front which leads to the first-floor offices. On the ground floor there is an additional first floor mezzanine, a small kitchenette and first floor offices/storage area. To the front there are 4 demised car parking spaces and additional space to park in front.

Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Workshop	2,177	202.33
FF Office	468	43.57
TOTAL	2,647	245.9

Rent / Freehold

Rent and Price Available upon Application

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

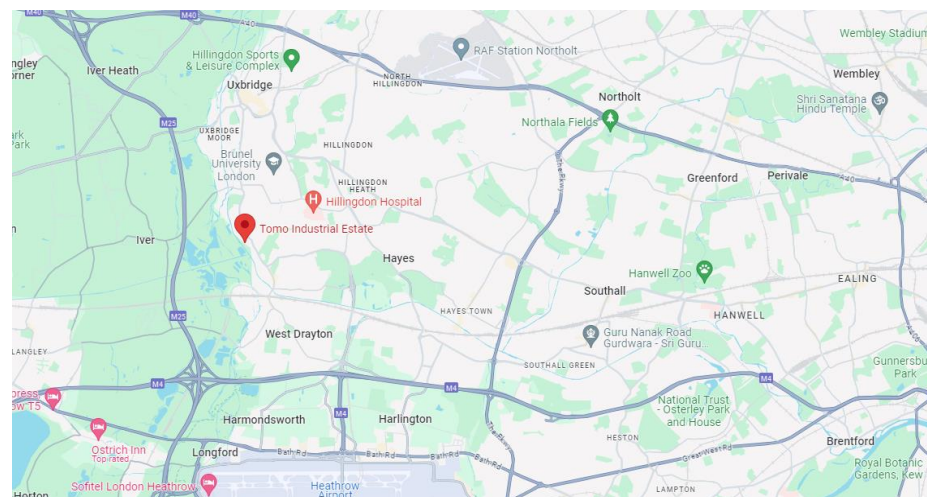
Energy Performance Rating

TBC

Location

The property is situated on the well-established Tomo Industrial Estate just off the A408 High Road between Uxbridge and West Drayton and is situated just 4.6 miles from Heathrow Airport (4.6 miles). The major motorway networks provide access to Central London via the A40 and the West, both the M4 (j4) and M40 (j1) are within 3 miles of the estate and provide access to the M25 within 4.5 miles.

In terms of rail links, West Drayton train station (Elizabeth Line) is 1.1 miles away and runs regular services to Central London. Uxbridge train station is 2.4 miles away with access to the London Underground (Piccadilly & Metropolitan lines).



Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.