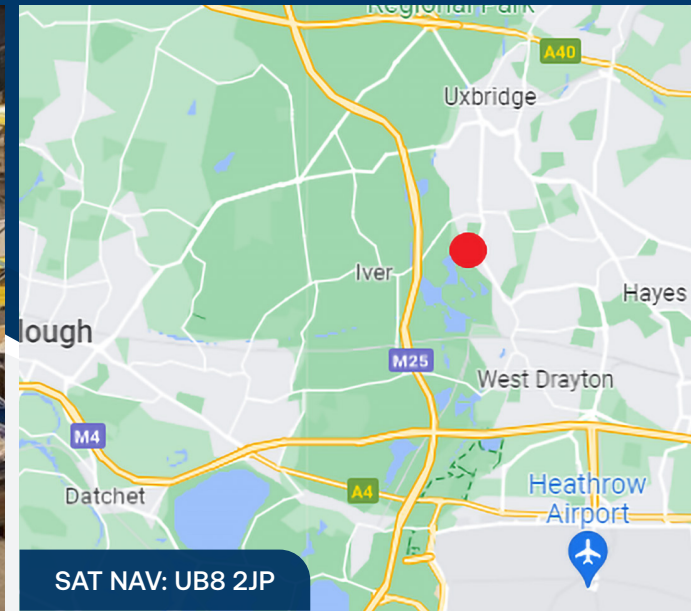
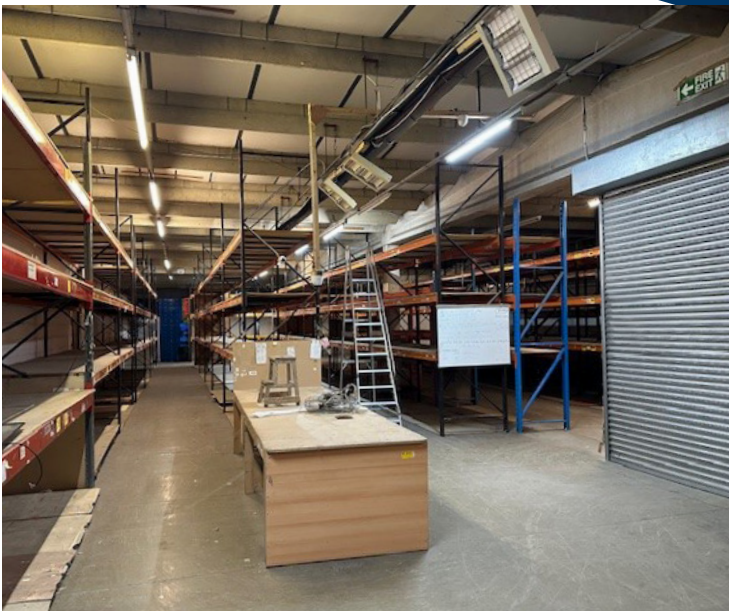


TO LET
**ECONOMICAL WAREHOUSE /
INDUSTRIAL UNIT**

UNIT 3, TOMO INDUSTRIAL ESTATE, PACKET BOAT LANE, COWLEY, UXBRIDGE UB8 2JP
12,119 SQ FT

TO LET

COGENTRE.CO.UK



LOCATION

The property is situated on the well established Tomo Industrial Estate just off the A408 High Road between Uxbridge and West Drayton. The location is also close to Slough and Heathrow Airport and is within walking distance of the shops. The major motorway network of the M4 (j4), M25 (j15) and M40 (j1) are all nearby as are both West Drayton train station (Elizabeth Line) which runs regular services to and from London Paddington, and Uxbridge train station (Piccadilly & Metropolitan lines).

DESCRIPTION

The unit comprises economical warehouse space with ancillary modern offices, kitchen and wc's, and there is car parking to the rear for approx. 30 cars.

AMENITIES

- Warehouse height min 3.64m rising to 4.7m
- Concrete floor
- Electric loading door 5.6m W x 4.9m H
- Dock level loading
- Three phase power
- Kitchen
- 30 car parking spaces

ACCOMMODATION

The property provides approximate areas measured on a gross internal area basis:

| | SQ M | SQ FT |
|----------------------------|-----------------|---------------|
| Warehouse | 929.74 | 10,008 |
| Offices & WC's | 196.13 | 2,111 |
| TOTAL (GIA APPROX.) | 1,125.87 | 12,119 |

BUSINESS RATES

To be confirmed.

TERMS

The property is available at an economical rent on flexible leasehold terms.

VAT

VAT is applicable.

EPC

On application

FOR FURTHER DETAILS PLEASE CONTACT:

David Peck
07976 423611
dp@cogentre.co.uk

COGENT
REAL ESTATE

0203 369 4000
COGENTRE.CO.UK