



**Unit 6 Trade City Business Park**  
Cowley Mill Road, Uxbridge, UB8 2DB

**Hi-Tech Warehouse / Business Unit**

**2,059 sq ft**

(191.29 sq m)

- Max eaves height 8.03m
- Electric loading door
- Loading bay
- 3 Phase power
- Allocated parking
- Concrete floor
- Disabled WC & Kitchenette
- High spec open plan & cellular offices benefiting from AC
- Additional mezzanine storage
- Close proximity to M40 & M25

# Unit 6 Trade City Business Park, Cowley Mill Road, Uxbridge, UB8 2DB

## Summary

<b>Available Size</b>	2,059 sq ft
<b>Rent</b>	£42,000 per annum
<b>Business Rates</b>	Interested parties are advised to obtain this figure from the London Borough of Hillingdon
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Location

Trade City Business Park, Uxbridge is located between Cowley Road and the Uxbridge Trading Estate which forms part of the town's established commercial area. Located within a mile of Uxbridge Town Centre, the development provides excellent access to shopping and leisure facilities. The estate is within 1.4 miles from M40 / A40 junction 1 and 3.5 miles from M25 / M4 junction 15 / 4b. Uxbridge underground station provides access to the Metropolitan and Piccadilly lines. Proximity to London Heathrow Airport further enhances Uxbridge as an international location.

## Description

Unit 6 Trade City Business Park comprises a modern end terraced unit of steel portal frame to a mono pitched roof construction with block elevations to profile metal cladding. Clear open planned warehousing to the ground floor accessed via a dedicated electric roller shutter and loading bay, with high specification open planned and cellular offices located on the first floor. Unit 6 benefits from 3 phase power, a max eaves height of 8.03m and allocated parking to the front of the premises.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

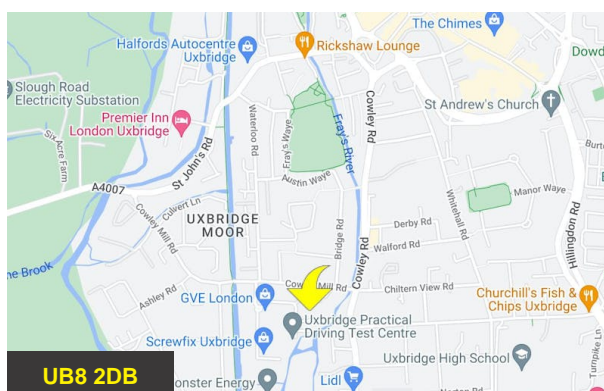
## Accommodation

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

Description	sq ft	sq m
Warehouse	600	55.74
First Floor Offices	842	78.22
Ground Floor Office / Welfare	617	57.32
TOTAL	2,059	191.29
Mezzanine	283	26.29

## 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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