

Uxbridge TradePark

Cowley Mill Road | UB8 2GG

UNITS 22 & 23

TO LET

High Specification Warehouse Units
Available individually or combined

18,040 - 42,453 sq ft

(1,676 sq m - 3,944 sq m)

uxbridgetradepark.co.uk

Uxbridge Trade Park

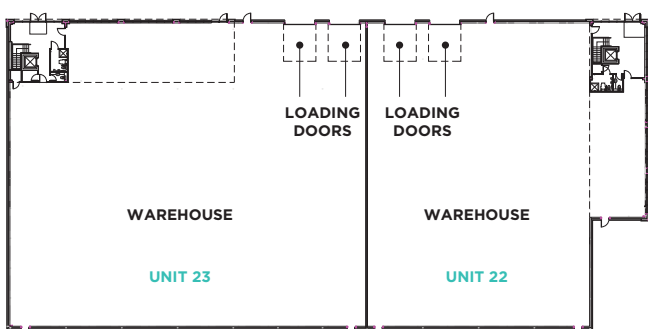
Overview

Newly constructed, high specification warehouse units designed to meet the needs of modern businesses. The units are available together or separately with both benefitting from fully fitted first floor offices, the ability to fit out the undercroft to provide additional office space, two electric loading doors and generous car parking provisions.

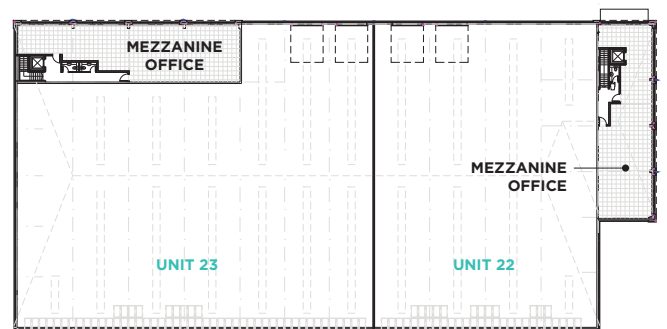


Unit 23

Ground Floor



First Floor



Accommodation

	sq ft	sq m
Unit 22	18,040	1,676
Ground Floor	15,769	1,465
First Floor Office	2,271	211
Unit 23	24,413	2,268
Ground Floor	21,668	2,013
First Floor Office	2,745	255
TOTAL	42,453	3,944

All areas measured on an approximate gross external basis



EPC Rating

- Unit 22 **A-12**
- Unit 23 **A-14**

Use

- Suitable for B1(c), B2 and B8

Virtual Tour

www.barbicanstudio.com/vt/uxbridge_units22_23.html



Specification

- Single bay steel portal frame
- 10m clear eaves height
- Floor loading 37.5 kN/m²
- Two electric loading doors per unit
- Ability to fit out undercroft to provide additional office space
- Fully fitted first floor offices with air conditioning
- Passenger lift to each unit
- Fire alarm
- Excellent car parking ratio
- Landscaped environment
- Secure entrance gate to the estate
- Solar panels

UNITS 22 & 23

Location

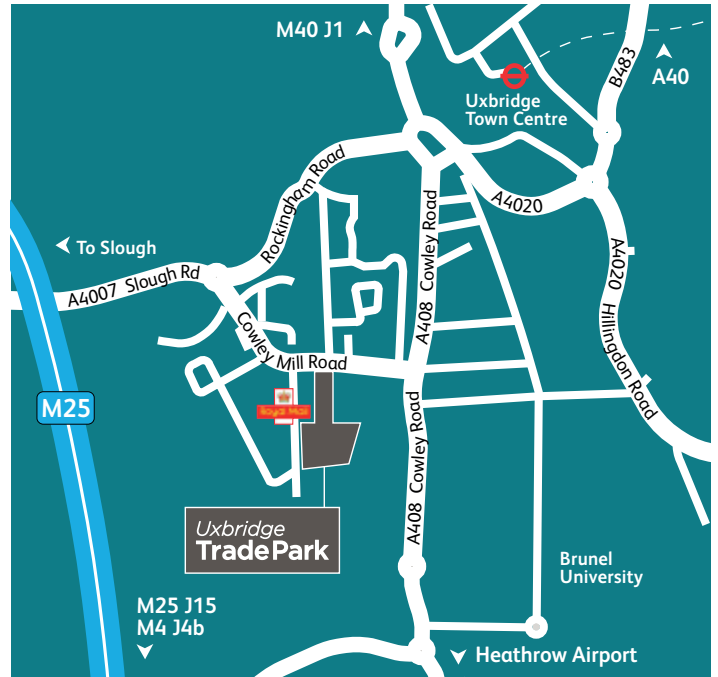
Uxbridge Trade Park is located within one mile of Uxbridge Town Centre, between Cowley Road and the Uxbridge Trading Estate, which forms part of the town's established commercial area.

The scheme is also strategically located within 1.4 miles of M40/ A40 Junction 1, 3.5 miles from M25/M4 Junction 15/4b and 8 miles of Heathrow Airport. Uxbridge Underground station provides access to the Metropolitan and Piccadilly lines.

Neighbouring Occupiers Include:



U Value
Insulation



Travel Distances / Times

Destination	Miles	Drive time
Uxbridge Underground Station	1	4 mins
M40/A40 Junction 1	1.4	6 mins
M25/M4 Junctions 15/4b	3.5	4 mins
Heathrow Airport	8	25 mins
Central London	15	45 mins

uxbridgetradepark.co.uk



Further information available through joint sole agents



richard.henderson@cushwake.com
heather.harvey-wood@cushwake.com



paul.welton@pwp.uk.com



plondra@dohertybaines.com
wnorman@dohertybaines.com