

# FOR SALE

**OLDER STYLE INDUSTRIAL UNIT AND YARD/PARKING AREA WITH SCOPE FOR FUTURE REDEVELOPMENT**

**R/O 2A High Street, Cowley, Uxbridge UB8 2EB**



## Features

- 1,235 Sq Ft (114.73 Sq M)
- On Application
- Plot Size 1,937 sq ft
- Industrial Use
- Secure Yard
- Rare Freehold
- Close to Uxbridge

## Summary

This semi detached industrial unit has been in the same family for over 50 years and now presents an opportunity for a new owner to refurbish, extend or seek a comprehensive redevelopment along with the adjoining land owners.

A rarely available freehold industrial unit of 1,235 sq ft with good parking or external storage space located close to Uxbridge Town Centre.



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
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### Location

The property is located just off the High Street in Cowley and approximately 1km from Uxbridge Town Centre and 750m from West Drayton.

The building sits to the rear of 2 shops at 2 High Street Cowley and is approached via a side service road.

### Description

The property consists of a brick built factory unit which is mainly single storey under a pitched tiled roof. There is a small first floor office in the main building. To the outside is a yard area which houses a concrete frame storage shed. The yard can park 5 cars and is approached through the car park of the adjoining property.

The unit has been occupied by an engineering firm for many years and is in need of modernisation and refurbishment.

Main Building 1,091 sq ft  
Store 144 sq ft  
Overall Plot 1,935 sq ft

### Tenure

Freehold

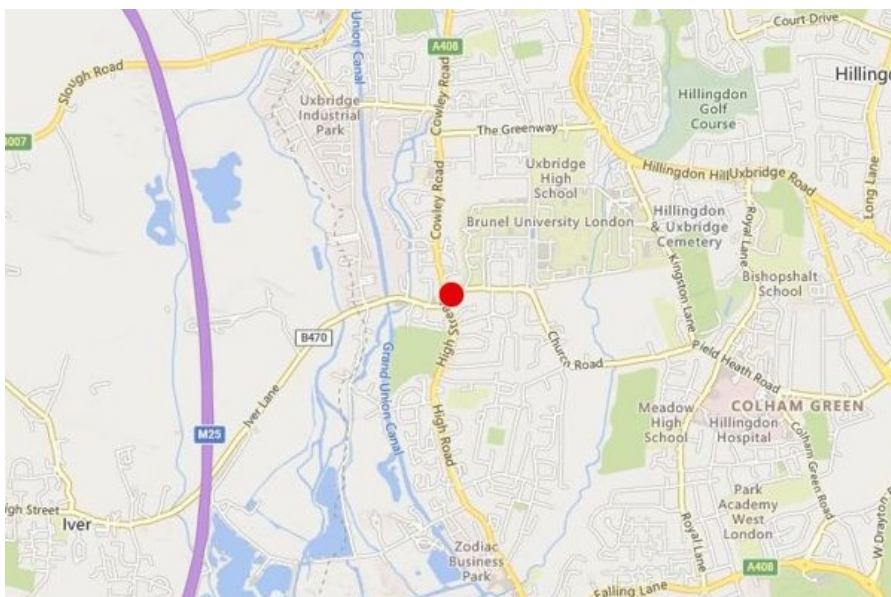
### Terms

The property available for sale freehold.

Currently subject to short term tenancy with vacant possession possible.

### Business Rates

Business rates £9,800 rateable value.  
The property will qualify for 100% small business relief subject to the occupier status. Interested parties should make their own enquiries via Hillingdon Council.



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### Viewing

Strictly by appoint via sole selling agents Chamberlain Commercial.  
Contact Alex Seco or Harrison Grinter on 0208 429 6899.

### Contact

Tony Chamberlain 07817 077077  
tony@chamberlaincommercial.com



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