

Industrial Available via lease assignment / sub-lease

CBRE

# Wallingford Rd, Cowley, Uxbridge UB8 2FR

Covered Storage/Open Storage Plots – 175,111 sq ft on 4.02 acres





### Description

The site comprises 4.02 acres of open / coverage storage. Historically, the site was operated as a paper recycling plant. The site includes a single storey building with open sides on its north and south elevation, with several hardstanding plots.

### Location

The site is strategically located in Uxbridge, benefitting from proximity to West London’s major road networks, including the M25, A40/M40 to the North and M4 to the South. Heathrow Airport is located just 6 miles away.

### Key Details

- 4.02 acres Open /Covered storage
- Gated, secure site
- Great access to M25/M4/A40
- Services available
- Good access to Heathrow Airport
- Site is primarily designated as a Strategic Industrial Location

### Accommodation

The following areas are based on Gross Internal Area (GIA):

Unit Number	SQ FT	Acres
<b>Covered Storage</b>	43,056	-
<b>Open Storage</b>	132,055	3.03
<b>Total</b>	175,111	4.02

### Terms

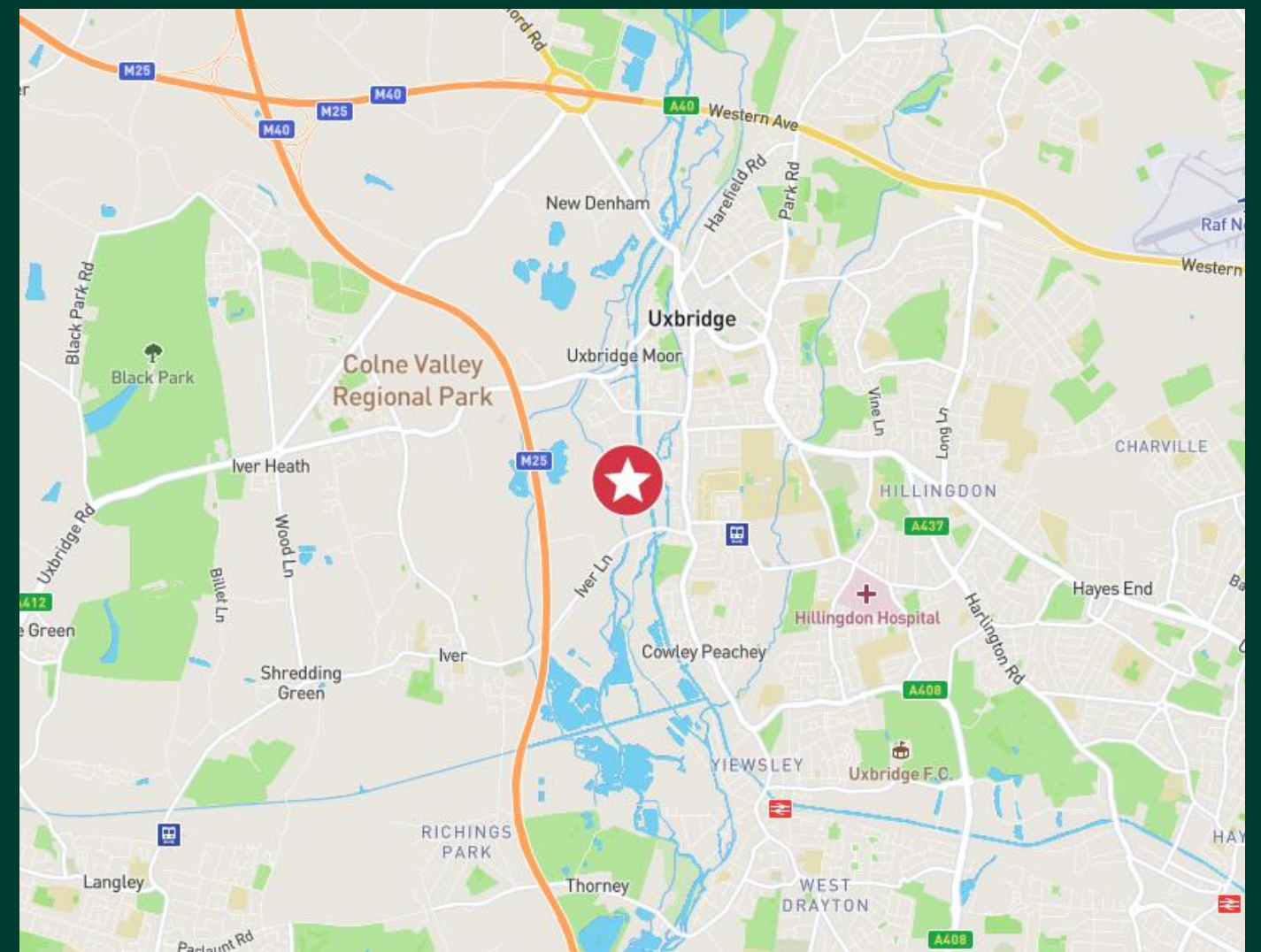
The site is available on an assignment / sub-lease basis on the existing lease. A new lease may be available, subject to landlord approval. Contracted outside the provisions of the Landlord and Tenant Act 1954.

### Rent

Current passing rent is available on request

### Rates

We would recommend interested parties contact the Local Authority for further information.



Units and associated yards are available to let either individually or together.



Wallingford Road, Cowley, Uxbridge UB8 2FR

Warehouse/Open Storage Space

To Let



For further information or if you wish to organise a viewing,  
please contact:

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Viewings strictly by appointment only.

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