

# BARTON BUILDING

UXBRIDGE | UB8 2RR

AVAILABLE SUMMER 2022



**TO LET** NEW BUILD  
**INDUSTRIAL WAREHOUSE UNIT**  
15,683 SQ FT (1,457 SQ M)

# BARTON BUILDING

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Barton Building comprises of a development of one new high specification unit available to let from Summer 2022.

## SPECIFICATION

Brand new development

Single industrial unit (Class E/B2/B8)

Secure self-contained unit

9.4m maximum eaves height

3 ground level loading doors

First floor office accommodation

12 parking spaces, including 2 motor-cycle parking spaces

Dedicated service yard

## GREEN INITIATIVES

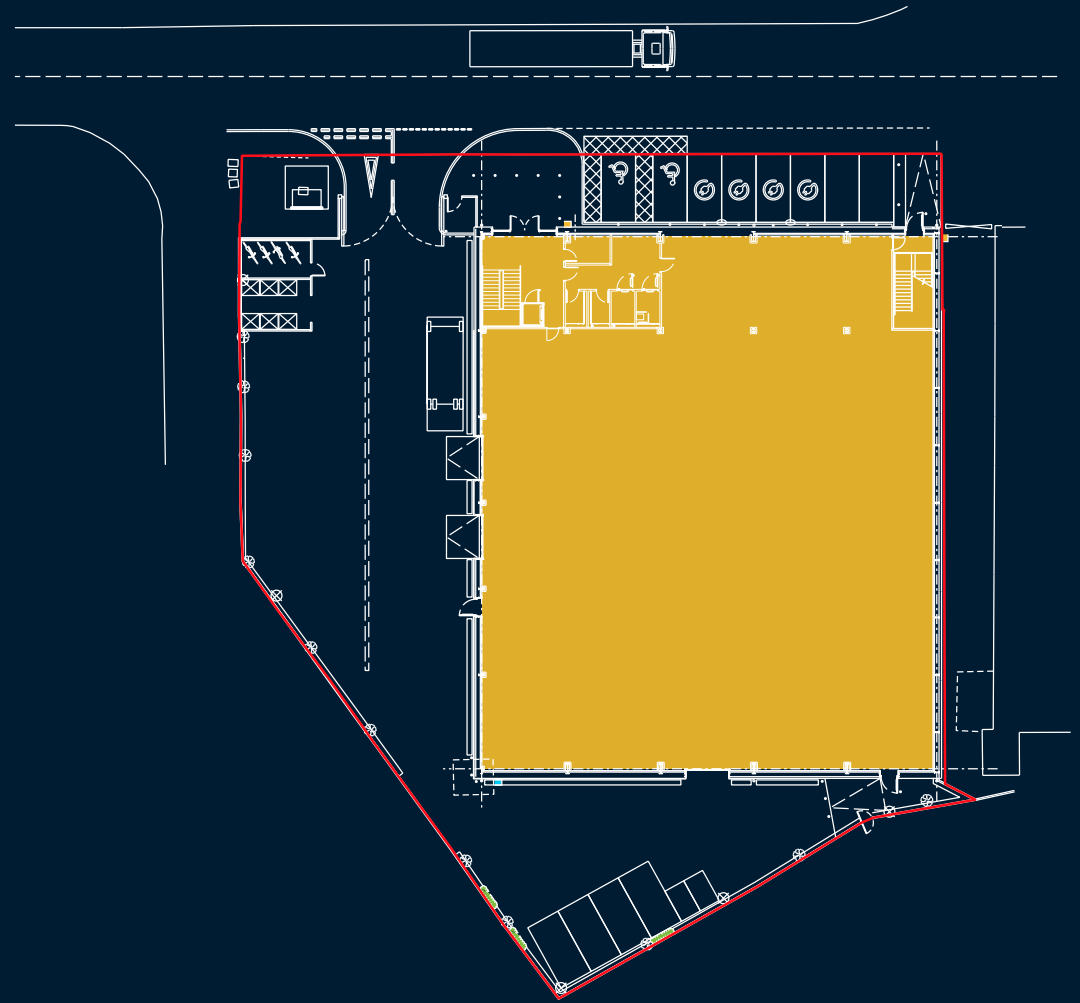
Sustainable construction materials

Smart waste management

Electric vehicle charging points

Cycle storage facilities

BREEAM Very Good expected



## ACCOMMODATION

Ground Floor	First Floor Office	Total Area
13,487 SQ FT (1,253 SQ M)	2,196 SQ FT (204 SQ M)	15,683 SQ FT (1,457 SQ M)

Gross External Area.

## LOCATION

The unit is located on Arundel Road in the centre of Uxbridge Industrial Estate, access to the estate is provided via the A408 or A4007.

Situated within close proximity to Junction 1 of the M40 / A40 and Junction 16 of the M25, providing easy onward access to both the M3 and M4.

Uxbridge town centre is located within 1 mile of the unit, offering a wide range of retail, restaurant and leisure amenities for staff. Uxbridge Underground Station also situated here providing access to both Metropolitan and Piccadilly lines.





### TRAVEL DISTANCES

Destination	Miles	Time
M40 Junction 1	3 miles	8 mins
M4 Junction 4	5.2 miles	15 mins
M25 Junction 16	5 miles	10 mins
Heathrow Airport	5.8 miles	16 mins
Cargo Terminal	12.7 miles	28 mins
Central London	19.7 miles	49 mins
Uxbridge Tube Station	22 mins (Walking Time)	
Chimes Shopping Centre	24 mins (Walking Time)	

Source: Google Maps

### EPC RATING

Target EPC A rating.

### BREEAM

Target BREEAM Very Good.

### TERMS

Unit will be available on full repairing and insuring lease on terms to be agreed.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

Applicable.

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the local Hillingdon Borough Council.



### FURTHER INFORMATION



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