

# *Uxbridge* TradePark

Cowley Mill Road | UB8 2DB

## UNIT 16



### TO LET

High Specification Detached  
Warehouse / Distribution unit

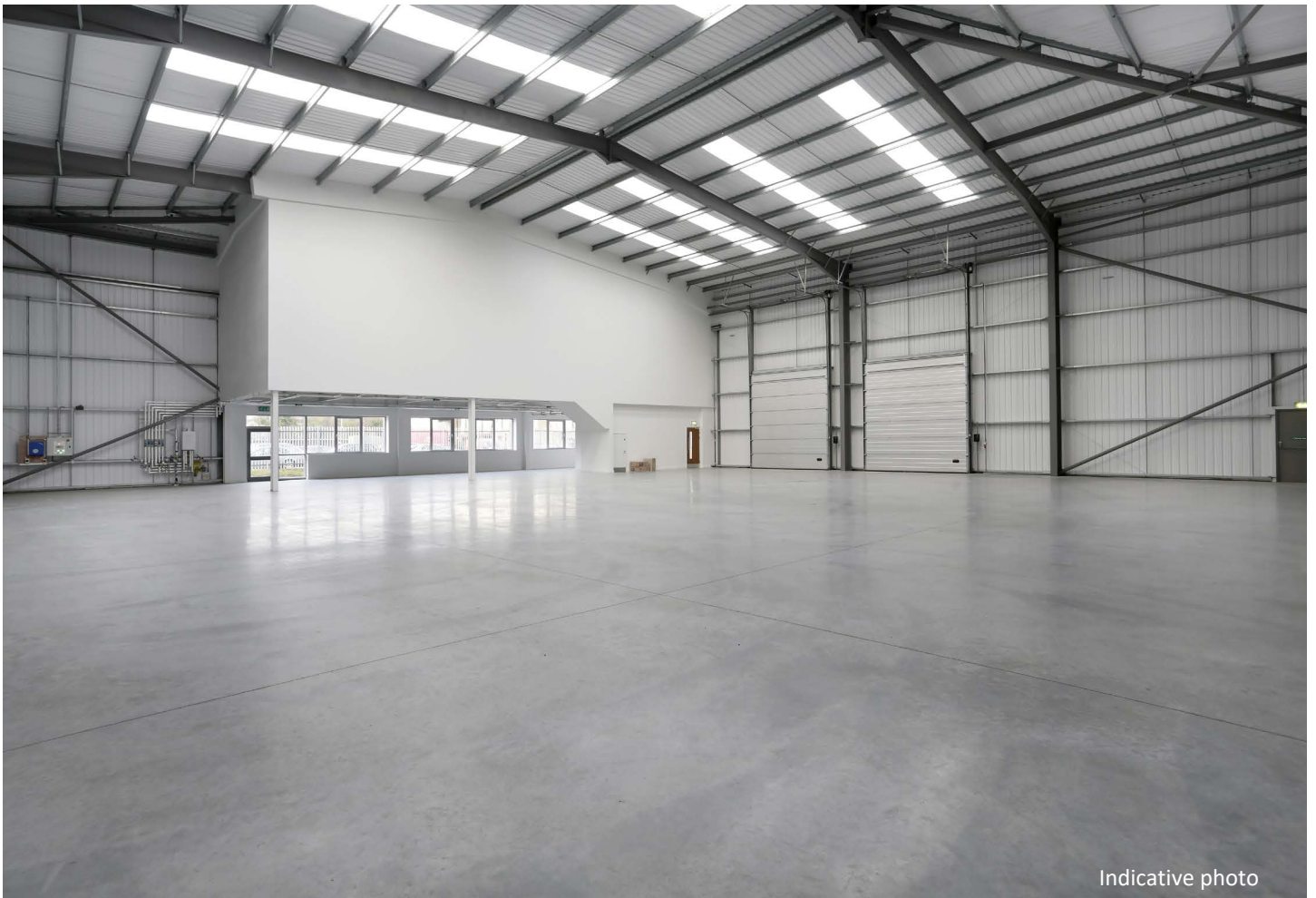
### 10,936 SQ FT

(1,016 SQ M)

# Uxbridge Trade Park

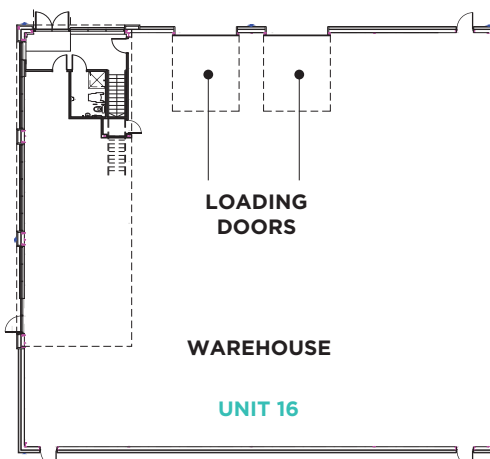
## Overview

High specification detached warehouse unit designed to meet the needs of modern businesses. The unit benefits 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 provision.

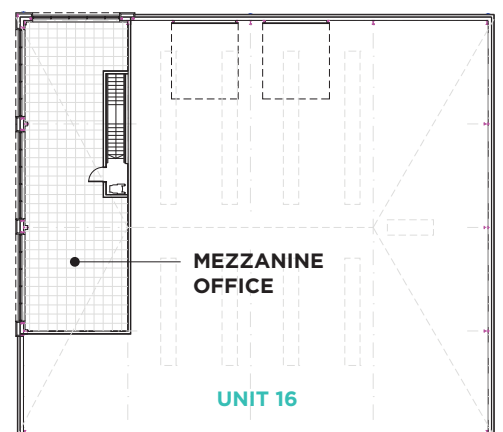


Indicative photo

Ground Floor



First Floor



## Accommodation

	sq ft	sq m
<b>Unit 16</b>	<b>10,936</b>	<b>1,016</b>
Ground Floor	9,300	864
First Floor Office	1,636	152
<b>TOTAL</b>	<b>10,936</b>	<b>1,016</b>

All areas measured on an approximate gross external basis



## EPC Rating

- A-15

## Use

- Suitable for B1(c), B2 and B8



## Specification

- Single bay steel portal frame
- 7.2m clear eaves height
- Floor loading 37.5 kN/m<sup>2</sup>
- Two electric loading doors
- Fully fitted first floor offices
- Fire alarm
- Excellent car parking ratio
- Landscaped environment
- Secure entrance gate to the estate
- Solar panels

# UNIT 16

## 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](http://uxbridgetradepark.co.uk)



Further information available through joint sole agents



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