



## Unit 2 Chiltern Business Village

Arundel Road, Uxbridge, UB8 2SN

### Industrial / Warehouse Unit

# 6,155 sq ft

(571.82 sq m)

- Min height 3.8m rising to 6m
- Roller shutter door
- Loading bay
- 3 Phase power & gas
- Allocated parking
- WC's & Kitchen
- Gas blower heaters
- Translucent roof panels
- Concrete floor
- Ground & first floor offices

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## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 6,155 sq ft   |
| <b>Rent</b>           | £14.75 per sq ft  |
| <b>Business Rates</b> | Interested parties are advised to obtain this figure from the London Borough of Hillingdon. |
| <b>Service Charge</b> | TBC   |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>EPC Rating</b>     | Upon enquiry  |

## Location

The unit located at the front of Chiltern Business Village fronting Arundel Road in the centre of the Uxbridge Industrial Estate. Uxbridge is very well connected, with the M40 Junction 1 being 1.5 miles away which connects directly on to the A40 Western Avenue leading directly in Central London. The M25 is 2.5 miles in distance, with the M4, 5 miles to the south.

Uxbridge has excellent facilities. The town centre is only 1 mile from the unit together with Uxbridge Underground Station (Metropolitan and Piccadilly Line), also within 1 mile.

## Description

Unit 2 Chiltern Business Village comprises an end of terrace industrial / warehouse unit constructed of steel portal frame with brick and block elevations to a pitched roof. The open plan warehouse is accessed via a roller shutter door serviced by a dedicated loading bay. Ancillary office accommodation can be located on ground and first floor, with ample parking located to the front elevation.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

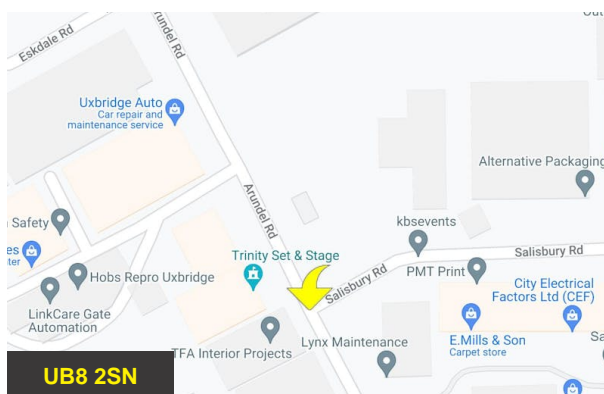
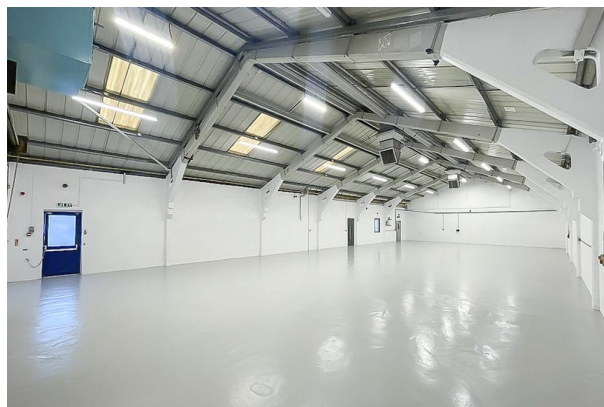
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

| Description                   | sq ft        | sq m          |
|-------------------------------|--------------|---------------|
| Warehouse                     | 3,569        | 331.57        |
| Ground Floor Office / Welfare | 1,312        | 121.89        |
| First Floor Office            | 1,274        | 118.36        |
| <b>Total</b>                  | <b>6,155</b> | <b>571.82</b> |

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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