



**Unit 12 Trade City Business Park**  
Cowley Mill Road, Uxbridge, UB8 2DB

**Hi-Tech Warehouse / Business  
Unit with Short Term Income**

**4,155 sq ft**

(386.01 sq m)

- Short term income of £51,937.50 pa
- Clear height of 7.89m rising 9m
- 3 Phase power
- Electric loading door
- Loading bay
- Allocated parking
- Disabled WC
- Ancillary open plan offices
- Additional mezzanine storage
- Close proximity to M40 & M25

# Unit 12 Trade City Business Park, Cowley Mill Road, Uxbridge, UB8 2DB

## Summary

<b>Available Size</b>	4,155 sq ft
<b>Price</b>	£1,250,000.00
<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

Trade City Business Park, Uxbridge is located between Cowley Road and the Uxbridge Trading Estate which forms part of the town's established commercial area. Located within a mile of Uxbridge Town Centre, the development provides excellent access to shopping and leisure facilities. The estate is within 1.4 miles from M40 / A40 junction 1 and 3.5 miles from M25 / M4 junction 15 / 4b. Uxbridge underground station provides access to the Metropolitan and Piccadilly lines. Proximity to London Heathrow Airport further enhances Uxbridge as an international location.

## Description

Unit 12 Trade City Business Park comprises a modern unit of steel portal frame to a mono pitched roof construction with block elevations to profile metal cladding. Clear open planned warehousing to the ground floor is accessed via a dedicated electric roller shutter and loading bay, with open plan offices located on the first floor. An additional mezzanine area allows for further storage, with the unit further benefiting from 3 phase power, a max eaves height of 9m and allocated parking to the front of the premises.

## Tenancy

The current lease expires on the 29th July 2024 with a rental figure of £51,937.50 per annum (£12.50 per sq ft). Terms for a new 3 year lease have been agreed at £60,000 per annum (£14.44 psf) with a rolling 4 month mutual break notice period can be given by either party during the tenancy to terminate the lease.

The lease has been contracted outside the Landlord and tenant Act 1954.

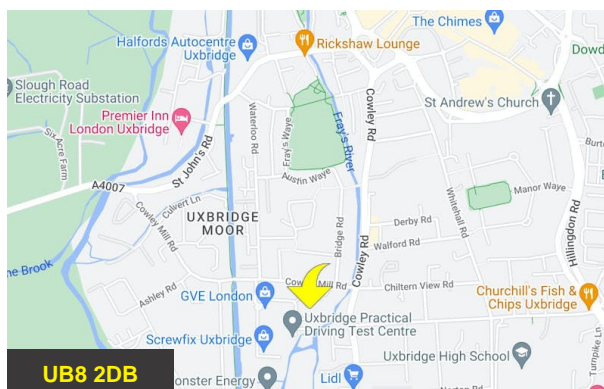
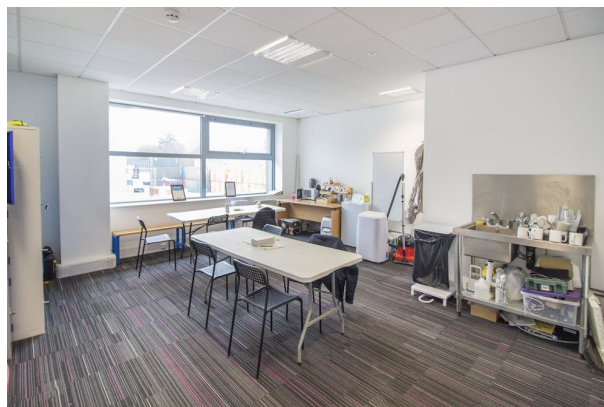
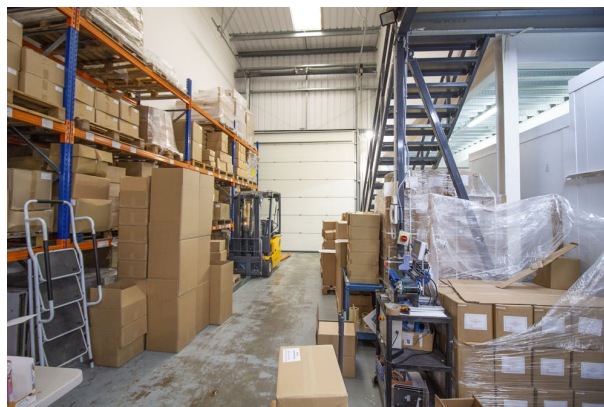
## Accommodation

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

Description	sq ft	sq m
Warehouse	3,208	298.03
First Floor Offices	947	87.98
<b>TOTAL</b>	<b>4,155</b>	<b>386.01</b>
Mezzanine	1,356	125.98

## 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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