

**TO LET**

**A NEW DESIGN & BUILD OPPORTUNITY  
C.25,000 SQ FT / 2,323 SQ M**

# UNION TWO

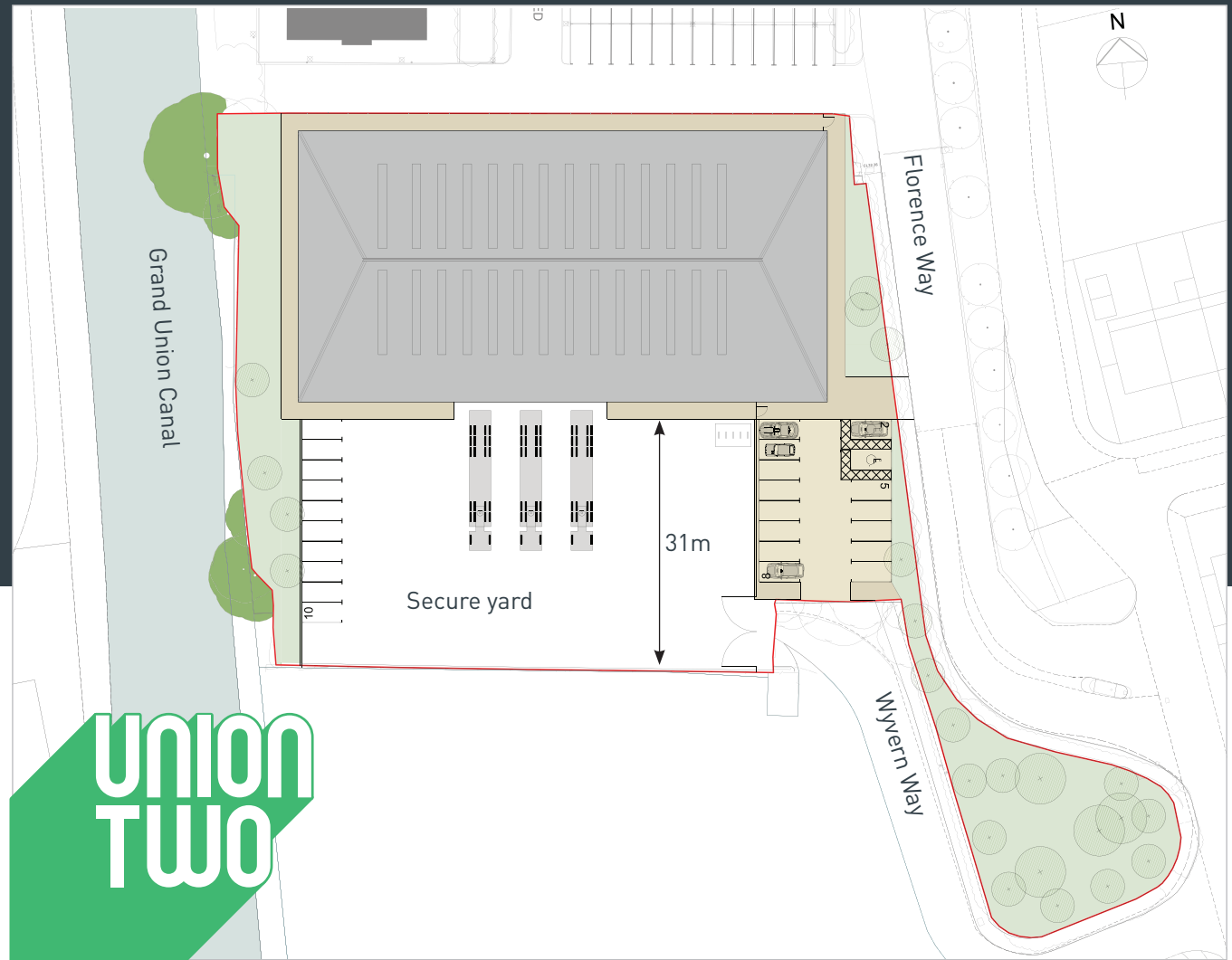
**UNION BUSINESS PARK / FLORENCE WAY / UXBRIDGE UB8 2LS**





# THE OPPORTUNITY

UNION TWO IS AN EXCITING  
NEW INDUSTRIAL / WAREHOUSE  
DESIGN AND BUILD OPPORTUNITY  
ON A 1.3 ACRE SITE



## ACCOMMODATION

	SQ FT	SQ M
Warehouse	21,474	1,995
First Floor Office	2,723	253
Total (GEA)	24,197	2,248

## HIGH QUALITY SPECIFICATION

### WAREHOUSE

- 10 m clear height
- 3 level loading doors
- 37.5 kn.sq m floor loading

### OFFICE

- First floor offices
- Comfort cooling & heating
- WCs
- Kitchenette

### EXTERNAL AREAS

- Separate parking and loading areas
- 25 car park spaces
- 31m yard depth
- Attractive canalside environment





A40

SAINSBURY'S

UXBRIDGE UNDERGROUND  
PICCADILLY AND METROPOLITAN LINES



INTU UXBIDGE

B483

BUS STATION

TRUGYM

PWC UXBIDGE

BOOTS

SIMPLY GYM

TESCO METRO

M&S

THE PAVILIONS

A4020 OXFORD ROAD

A408 COWLEY ROAD

UNION  
TWO

ROCKINGHAM ROAD

FASSNIDGE PARK

ARRI RENTAL

AVC LIVE

A4007

GRAND UNION CANAL

XEROX



## LOCATION

Union Business Park is less than a mile from Uxbridge town centre providing a wide range of retail, restaurant and leisure amenities including intu Uxbridge and The Pavilions shopping centres, Tesco, M&S, truGym and Boots. Uxbridge underground (Piccadilly and Metropolitan Lines) and bus station are also within walking distance. Rockingham Road provides easy access to A40 (Western Avenue), which in turn provides access to the M40 and M25.

## DISTANCES

Uxbridge station	1 mile
Uxbridge bus station	1 mile
intu Shopping Centre	1 mile
M40 / A40 Junction 1	2.4 miles
Heathrow Airport	6.7 miles
Greenford	8.1 miles
M25 / M4 Junction 15 / 4b	9.4 miles
Park Royal	12 miles
Central London	19.3 miles



## TERMS

A tailored and bespoke package is available subject to lease length, specification and covenant.

## VIEWING

For further information contact:



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