

# UNION

2 VINE ST | UXBRIDGE | UB8 1QE

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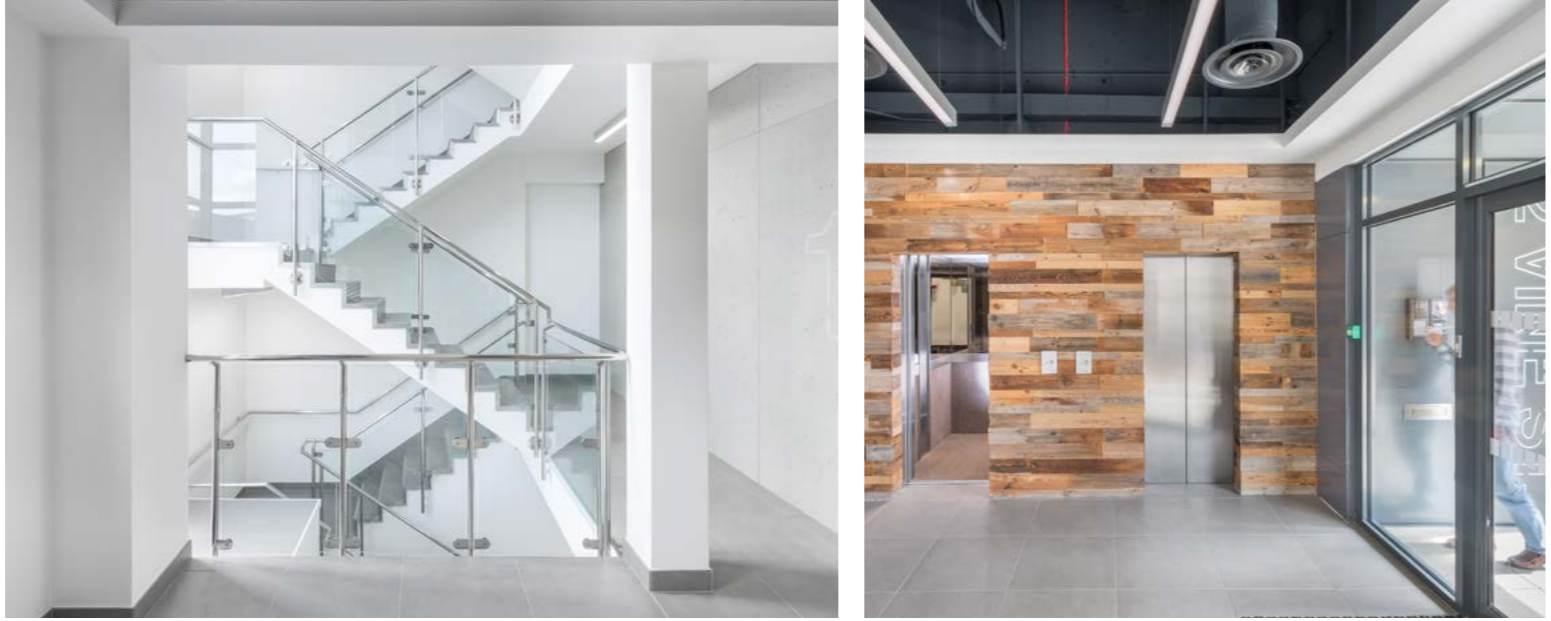
5,346 sq ft of newly refurbished  
modern town centre office space.

Available now.

# WELCOME TO THE UNEXPECTED

Union totals approximately 24,000 sq ft of prime town centre office space.

The building has undergone a comprehensive refurbishment to provide high quality finishes throughout.



# RAISING THE BAR



Contemporary design



3m high exposed soffit



Micro raised floors



LED lights



Fibre connectivity in situ



Air conditioning



Car parking ratio of 1:575 sq ft



Bike racks



Showers



Changing facilities

\*more space available on licence.



# INSPIRED WORKSPACE

The available space is on the third floor, offering 5,346 sq ft of media-style offices.

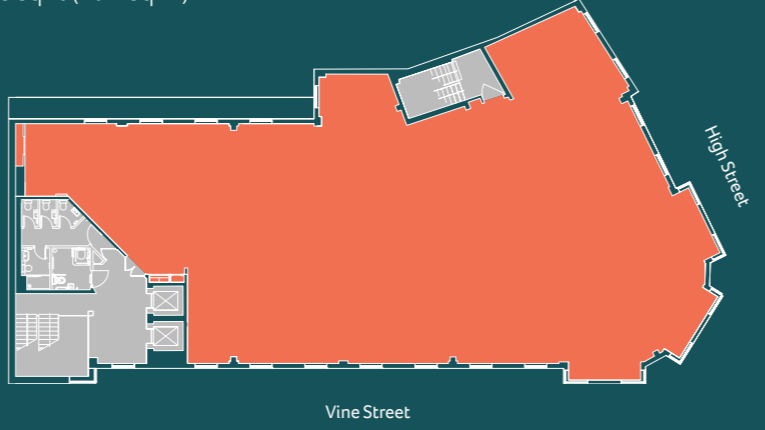
Exposed services and open floor plates will provide the most discerning occupiers with a premium, contemporary workspace.

### Availability

Floor	Tenant	Sq Ft	Sq M
4	Let	Let	Let
3	Available	5,346	497
2	Let	Let	Let
2	Let	Let	Let
1	Let	Let	Let
<b>Total</b>		<b>5,346</b>	<b>497</b>

### Third Floor Plan

5,346 sq ft (497 sq m)



Plan not to scale, for indicative purposes only.



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**CREATIVE SPACE FOR CREATIVE BUSINESS**



# LIFE & STYLE

Union is positioned amongst the enticing restaurants, bars and coffee shops of the town centre.

The high street has a variety of shops, cafés and restaurants including Morello Lounge, Pret A Manger and Wagamama. The town centre benefits from two shopping centres, The Pavilions and The Chimes Shopping Centre in addition to a 9-screen IMAX cinema and a number of gyms to choose from.





# REGENERATION



1,340 homes



720 pupil primary school



32 acre new public park



Theatre



7,500 sq ft of sports pitches



Care home



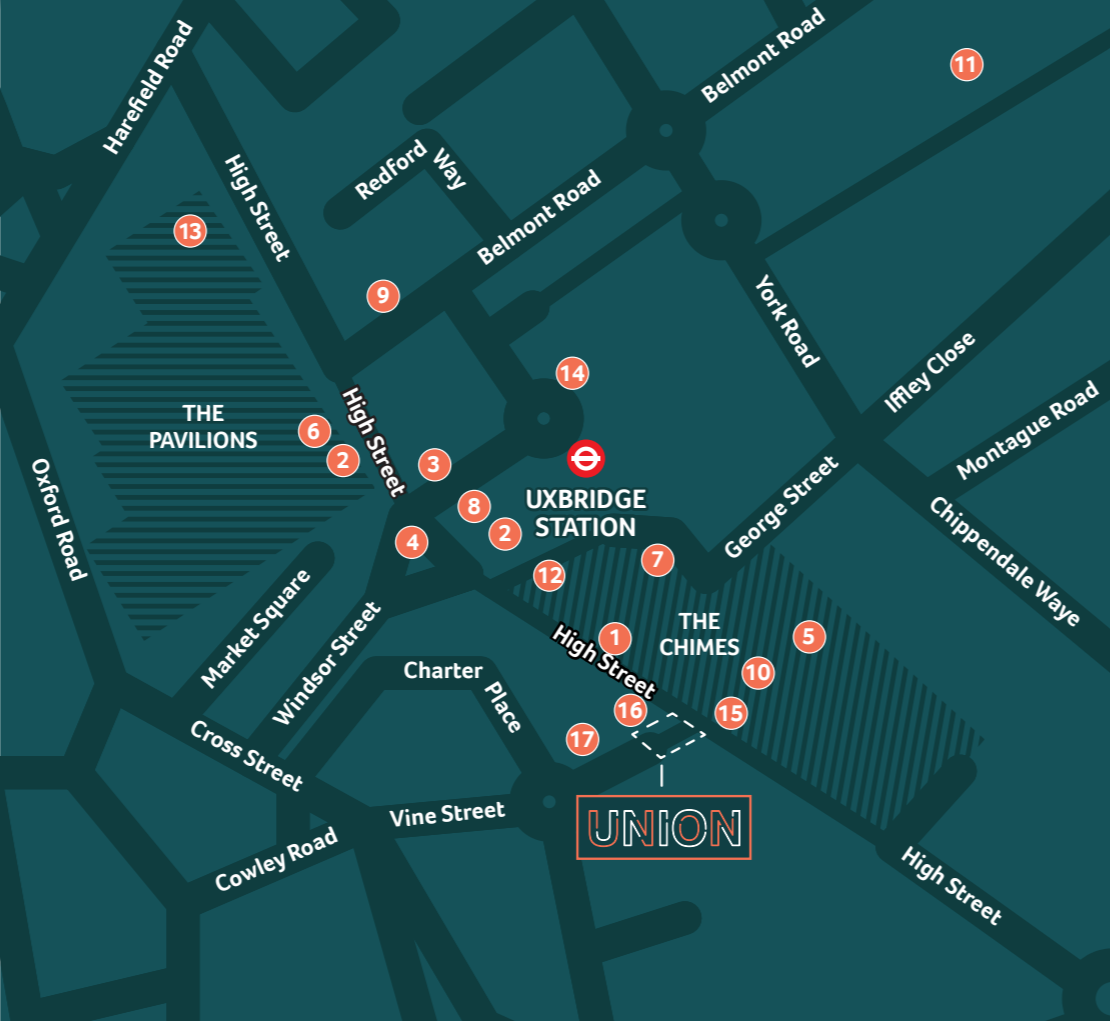
GP surgery



90 bed hotel

## St Andrew's Development

A major re-generation project that will enhance the amenity and services within Uxbridge.



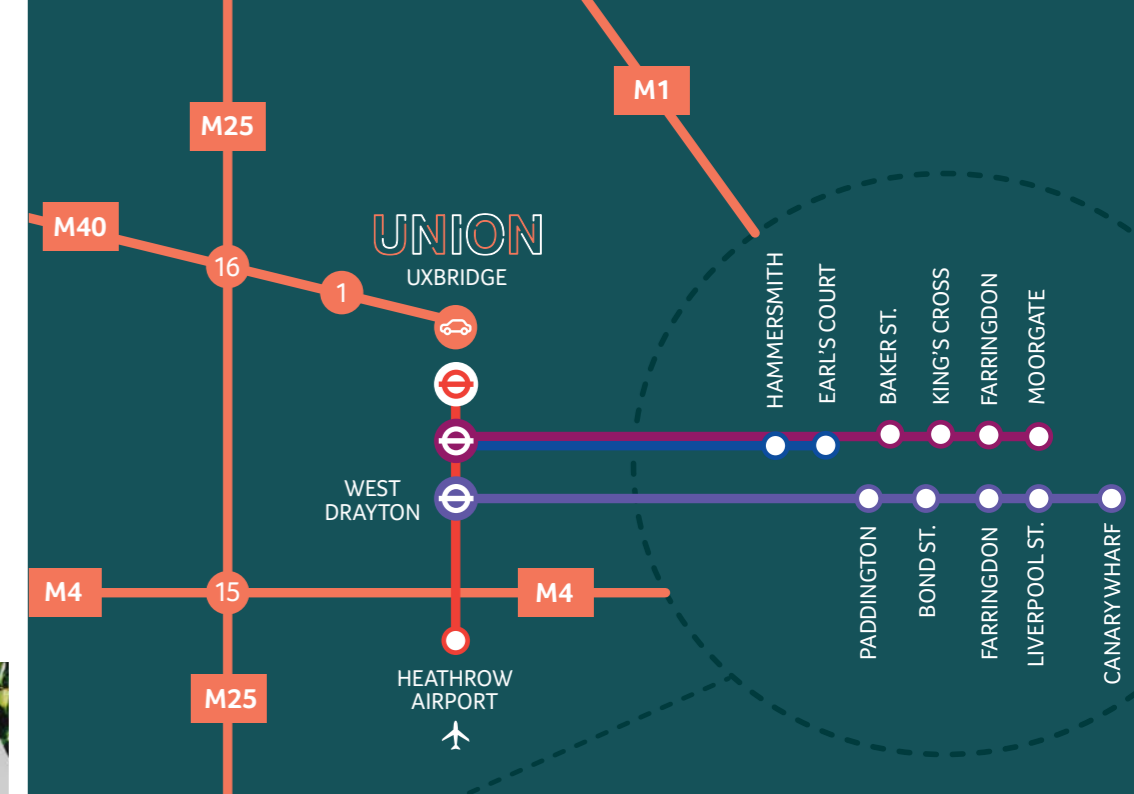
### Local Amenities

- |                   |                  |                 |                    |
|-------------------|------------------|-----------------|--------------------|
| 1. Caffè Nero     | 6. M&S           | 11. Sainsbury's | 16. Morello Lounge |
| 2. Costa Coffee   | 7. Next          | 12. Starbucks   | 17. The Gym Group  |
| 3. Five Guys      | 8. Pret A Manger | 13. Tesco       |                    |
| 4. Harris & Hoole | 9. Prezzo        | 14. Premier Inn |                    |
| 5. H&M            | 10. River Island | 15. Wagamama    |                    |

# SUPER CONNECTED

**Uxbridge Station is only a 3 minute walk away from Union**

The Metropolitan & Piccadilly lines at Uxbridge and the Elizabeth Line at West Drayton (2.9 miles south), provide excellent connections across London.



### By Rail

Elizabeth Line (via West Drayton)

Paddington 20 mins  
Bond St. 24 mins  
Farringdon 29 mins  
Liverpool St. 31 mins  
Canary Wharf 38 mins

Metropolitan

Baker St. 39 mins  
King's Cross 45 mins  
Farringdon 48 mins  
Moorgate 52 mins

Piccadilly

Hammersmith 43 mins  
Earl's Court 48 mins

### By Car

M40 (J16) 5 mins  
M4 (J15) 14 mins  
M1 (J5) 33 mins  
West Drayton 13 mins  
Heathrow 13 mins

### By Bus

West Drayton (U1/222) 23 mins (every 5 mins)  
Heathrow (724/A10) 25 mins (every 15 mins)

Motorways

Bus Route

Elizabeth Line

Metropolitan Line

Piccadilly Line

Journey times from TfL.

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# FURTHER INFORMATION

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## Viewing

Strictly through joint sole letting agents:

### Alex Lowdell

[alex.lowdell@dtre.com](mailto:alex.lowdell@dtre.com)

07745 110 201

### Hannah Davies

[hannah.davies@dtre.com](mailto:hannah.davies@dtre.com)

07501 323 734



## Terms

Upon application.

### Mark Rose

[mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)

07768 718 856



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# UNIONXBRIDGE.COM

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Misrepresentation Act: These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. January 2023.

Designed & produced by Cre8te - 020 3468 5760 - [cre8te.london](http://cre8te.london)