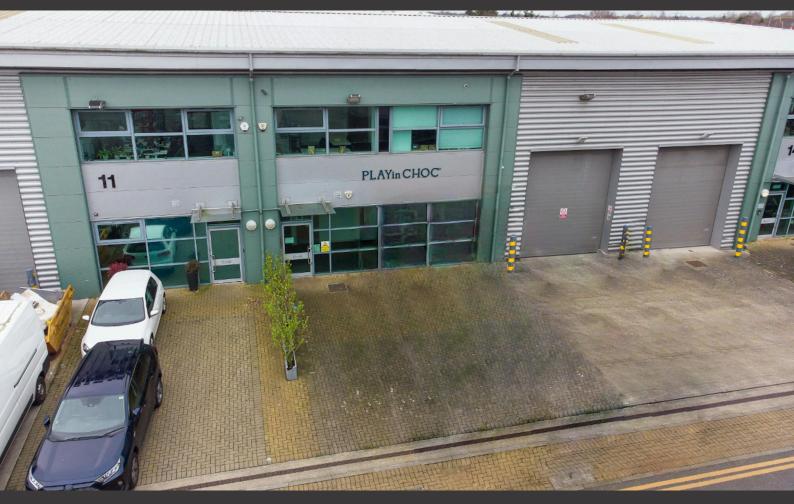


FOR SALE



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

Available Size	4,155 sq ft
Price	£1,250,000.00
Business Rates	Interested parties are advised to obtain this figure from the London Borough of Hillingdon
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 \pounds 51,937.50 per annum (\pounds 12.50 per sq ft). Terms for a new 3 year lease have been agreed at \pounds 60,000 per annum (\pounds 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.

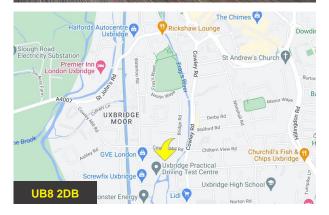
Description	sq ft	sq m
Warehouse	3,208	298.03
First Floor Offices	947	87.98
TOTAL	4,155	386.01
Mezzanine	1,356	125.98

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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