



Unit 1 Eskdale Road
Uxbridge, UB8 2RT

**Economical Detached Industrial /
Warehouse Unit with Rear Storage**

12,942 sq ft

(1,202.35 sq m)

- Clear eaves height of 3.55m
- 2x Roller shutter doors
- Securely fenced side loading
- Rear yard / parking
- 3 Phase power & gas
- Allocated parking spaces
- WC's & kitchenette
- Shutters to windows & entrance door
- Ground & first floor offices with gas central heating

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Summary

Available Size	12,942 sq ft
Rent	£96,309.00 per annum
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

The unit located on Eskdale 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 1 Eskdale Road comprises an detached industrial / warehouse unit constructed of steel portal frame with brick and block elevations to a pitched roof. The open plan warehouse is accessed via 2x roller shutter doors serviced by securely fenced side loading. Ancillary office accommodation and welfare facilities can be located on ground and first floor, with parking located to the front elevation of the building. The unit benefits from 3 phase power, gas and a clear eaves height of 3.55m

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.

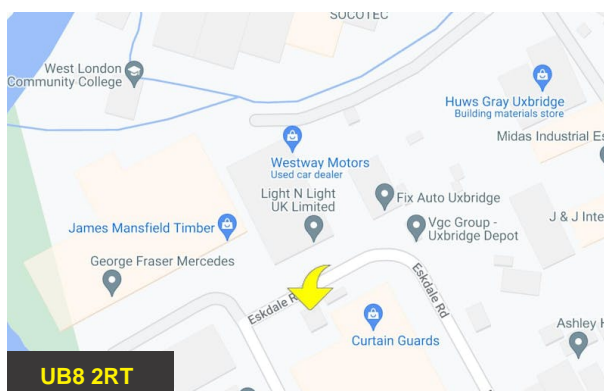
Accommodation

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

Description	sq ft	sq m
Warehouse	8,646	803.24
Ground Floor Office / Welfare	2,055	190.92
First Floor Office & Mezzanine	2,241	208.20
Total	12,942	1,202.36

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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