

# Units G & H, Eskdale Road Industrial Estate, Uxbridge

UB8 2RT

What3words location: [//w3w.co/quiet.chimp.radar](https://w3w.co/quiet.chimp.radar)

Warehouse

Available to let

8,025 - 16,861 sq ft (746 - 1,567 sq m)









# Warehouse

8,025 – 16,861 sq ft (746 – 1,567 sq m)



New overclad roof



On-site parking



6 m eaves height



24-hour access & use



New LED lighting



Gated estate

Each unit comprises a steel portal frame with brick and steel clad elevations. The units benefit from a clear internal height of 6m, a full height level loading door and allocated parking. Units G&H are available for immediate occupation either on an individual basis or combined.



# Site plan & accommodation

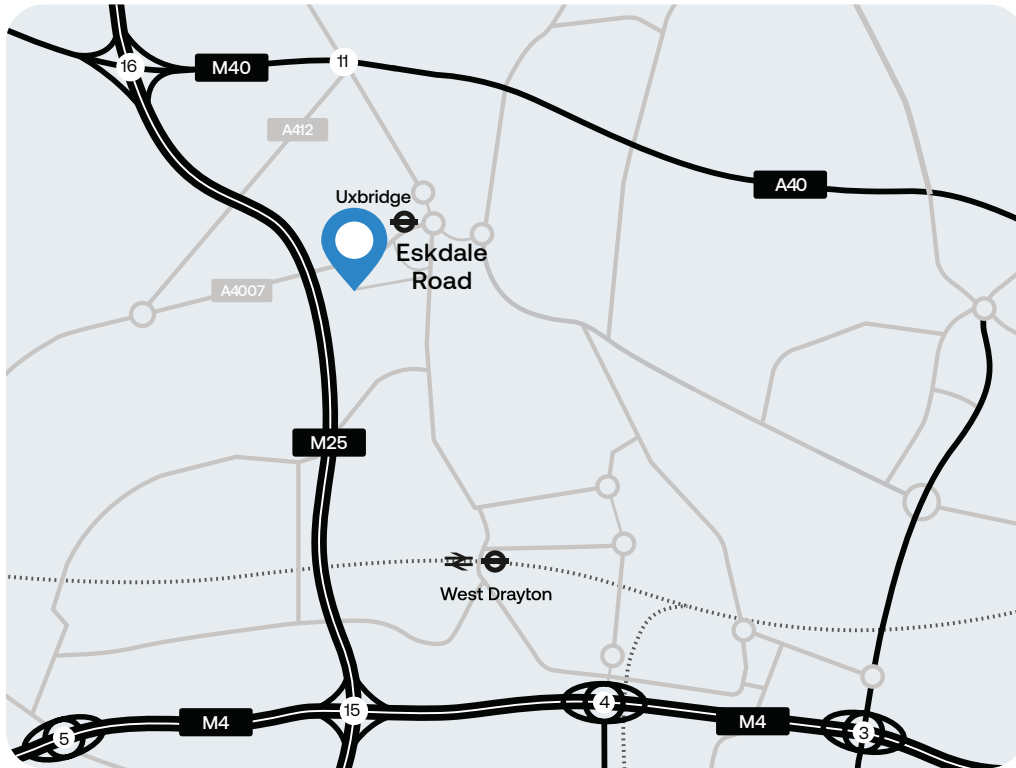
Unit	Property Type	Area (Sq Ft)	Availability
Unit H	Warehouse	7,952.4	Immediately
Unit H	Office	883.6	Immediately
Unit G	Warehouse	7,222.5	Immediately
Unit G	Office	801.5	Immediately
Total	-	16,861	-







# Location



Eskdale Road Industrial Estate is located off Cowley Mill Road, 1 mile from Uxbridge Town Centre.

The scheme is an [25 minutes] walk from Uxbridge Underground Station, offering direct access to Central London on the Piccadilly or Metropolitan Line.



The scheme also benefits from excellent road connectivity, with J16 of the M25, M40 and M4 a short drive away.



# Units G & H, Eskdale Road Industrial Estate, Uxbridge

UB8 2RT

Available to let | 8,025 - 16,861 sq ft (746 - 1,567 sq m)

What3words location: [//w3w.co/quiet.chimp.radar](https://w3w.co/quiet.chimp.radar)

Book a viewing

**Mileway**

Peter Cole  
[southeast@mileway.com](mailto:southeast@mileway.com)  
0203 991 3516

**DTRE**  
020 3328 9080  
[www.dtre.com](http://www.dtre.com)

Hugh Stanton  
[hugh.stanton@dtre.com](mailto:hugh.stanton@dtre.com)  
+44 77303 57434

Maddie Moriarty  
[Maddie.moriarty@dtre.com](mailto:Maddie.moriarty@dtre.com)  
+44 75455 82097

**Colliers**  
01895 813 344  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

YC Lau  
[YC.Lau@colliers.com](mailto:YC.Lau@colliers.com)  
+44 7551 383904

Patrick Rosso  
[Patrick.rosso@colliers.com](mailto:Patrick.rosso@colliers.com)  
+44 78255 71048

## Further information:

**EPC**  
EPC is payable upon request.

**Terms**  
Available on new full repairing and insuring leases.

**VAT**  
VAT will be payable where applicable.

**Legal Costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.