



Unit 6 Eskdale Road
Uxbridge, UB8 2RT

**Detached Industrial / Warehouse
Unit**

4,340 sq ft

(403.20 sq m)

- Min height 3.55m rising to 5.75m
- Large covered loading bay
- Electric roller shutter door
- 3 Phase power & gas
- Dedicated parking area
- Concrete Floor
- WC's & shower
- Ground & first floor ancillary office accommodation
- Close proximity to M40

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Summary

Available Size	4,340 sq ft
Price	£995,000
Business Rates	Interested parties are advised to contact Hillingdon Borough Council to obtain this figure
VAT	VAT payable if applicable.
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

Location

Eskdale Road is located 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

The unit comprises of a detached warehouse unit mainly of brick and block construction to a concrete portal frame with a pitched roof. The unit has 2 storey cellular offices at the front of the property and warehouse to the rear which is accessed to via a large covered loading bay. The unit benefits from 3 phase power, gas and a max height of 5.75m.

Tenure

Freehold.

Accommodation

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

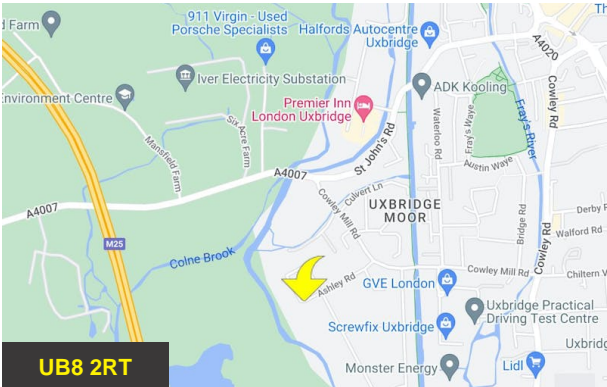
Description	sq ft	sq m
Ground Floor Warehouse	3,140	291.72
Ground Floor Office	600	55.74
First Floor Office	600	55.74
TOTAL	4,340	403.20
Covered Loading	1,367	127

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.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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