



Unit 15, Chiltern Business Village, Arundel Road Uxbridge, UB8 2SN

Light Industrial Warehouse With Offices On First Floor

1,845 sq ft

(171.41 sq m)

- Full height loading door
- First floor offices
- Allocated parking
- Eaves height approx. 15 ft
- Three phase power
- Uxbridge underground station (0.5 miles) served by the Metropolitan Line

Summary

Available Size	1,845 sq ft
Rent	£35,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises an end of terrace light industrial unit constructed of steel portal frame with brick and block elevations to a pitched roof benefiting from a warehouse at ground floor and offices above. The warehouse has a full height loading door and allocated parking. The eaves height of the warehouse is approx. 15ft and the width of the loading shutters approx. 12ft. The ground floor totals 1,145 ft² whilst the first floor offices total a further 700 ft².

Location

The property is situated within 0.5 miles of the M40 junction 1 which connects directly onto the A40 Western Avenue dealing directly into central London. The M25 is 2.5 miles from the property, the M4 being 5 miles to the south. Uxbridge town centre and Uxbridge underground station are located 0.5 miles from the site which is served by the Metropolitan and Piccadilly line.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,145	106.37	Available
1st	700	65.03	Available
Total	1,845	171.40	

Terms

The premises is available by way of a new lease for a term by arrangement.



Viewing & Further Information



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