



TO LET

WAREHOUSE UNIT

1,462 SQ FT (135.82 SQ M)

**Unit 19, Chiltern Business Village,
Arundel Road, Uxbridge UB8 2SN**

- 5 Car Parking Spaces
- Offices with CAT5 Cabling
- Concertina Loading Door
- Solar PVA System

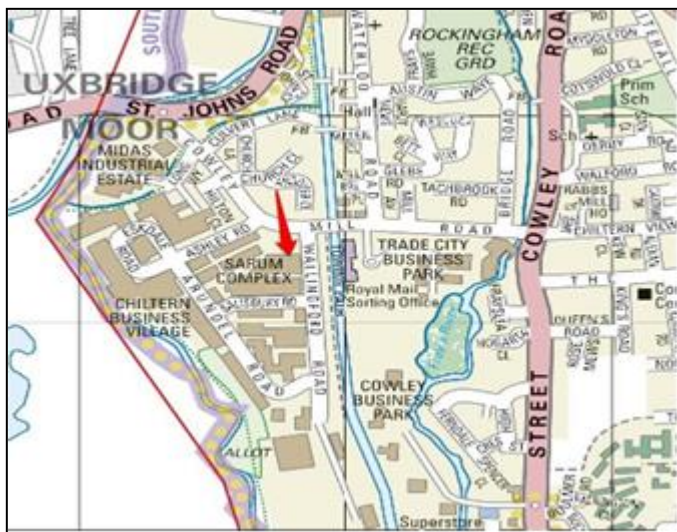


LOCATION

The property is situated on the Chiltern Business Village which is located off the Arundel 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 0.5 miles from the units together with Uxbridge Underground Station (Metropolitan and Piccadilly Line), also within ½ mile.



SAT NAV REF: **UB8 2SN**

DESCRIPTION

The subject premises comprise a business unit of steel portal frame construction with part brick and block construction with profile metal sheet cladding to a pitched roof. The unit benefits from ground floor warehousing and first floor offices, dedicated loading via a concertina door and allocated car parking spaces.

AMENITIES

- Solar PVA System
- 5 parking spaces
- Concrete floor
- LED lighting
- Roller shutter
- Loading bay
- 3 phase power & gas
- Security grills to windows
- Male and female WC's
- Kitchenette
- Security alarm
- Offices with CAT5 Cabling

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	731	67.91
First Floor Offices	731	67.91
TOTAL	1,462	135.82
Mezzanine	300	27.87

All measurements are based on an approximate gross internal area

TENURE

Leasehold

PRICING

Rent per Annum

£20,000

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to obtain this figure from the London Borough of Hillingdon.

LEGAL COSTS

Each party to bear their own respective legal fees.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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