

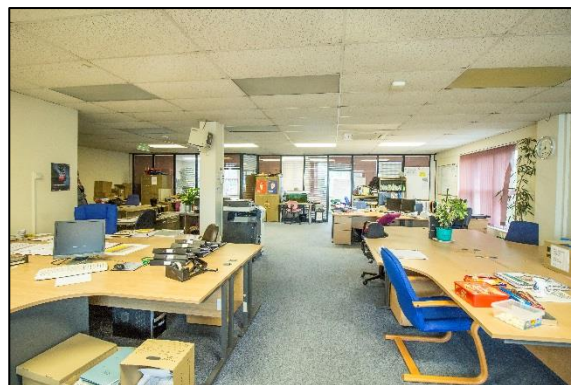


FOR SALE **BUSINESS UNIT**

4,095 SQ FT (380.44 SQ M)

**Unit 16, Chiltern Business Village,
Arundel Road, Uxbridge UB8 2SN**

- Allocated Car Parking
- Fully Fitted Offices
- Maximum Eaves Height 2.93m
- Door Entry System

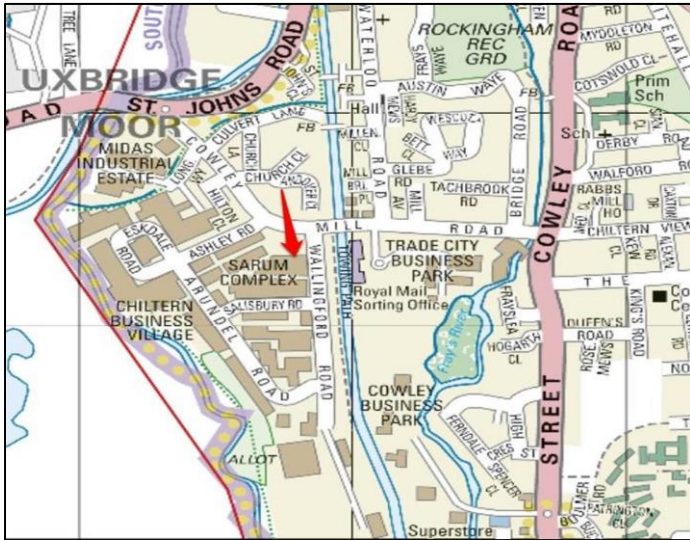


LOCATION

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 with the ground floor used as warehouse/production space and the first floor as fully fitted offices. The unit is presented in good order throughout and is primarily of brick and block construction to a double bay pitched roof.

AMENITIES

Warehouse

- Maximum eaves height 2.93m
- Concrete floor
- W/C
- Kitchen
- Canopy
- 7 Car parking spaces

Office

- Suspended ceilings
- Carpet tiles
- Trunking
- Open planned and cellular offices
- Male & female W/C's
- Kitchen
- Air conditioning (not tested)
- Radiators
- Blinds
- CCTV (not tested)
- Door entry system

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	1,754	162.95
First Floor Offices	2,341	217.49
TOTAL	4,095	380.44

All measurements are based on an approximate gross internal area

TENURE

Freehold

PRICING

Freehold Price

£535,000

No VAT

BUSINESS RATES

Interested parties are advised to obtain this figure from the Local Authority.

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.

Bal Panesar

M: 07956 212020

E: bp@telsar.com

Dipesh Patel

M: 07906 696666

E: dp@telsar.com

TELSAR LTD

BROOK HOUSE
54A COWLEY MILL ROAD
UXBRIDGE
MIDDLESEX
UB8 2QE

T: 020 3333 2222

F: 01895 200447

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020 3333 2222