

FOR SALE

INDUSTRIAL / WAREHOUSE UNIT

1,462 SQ FT (135.82 SQ M)



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

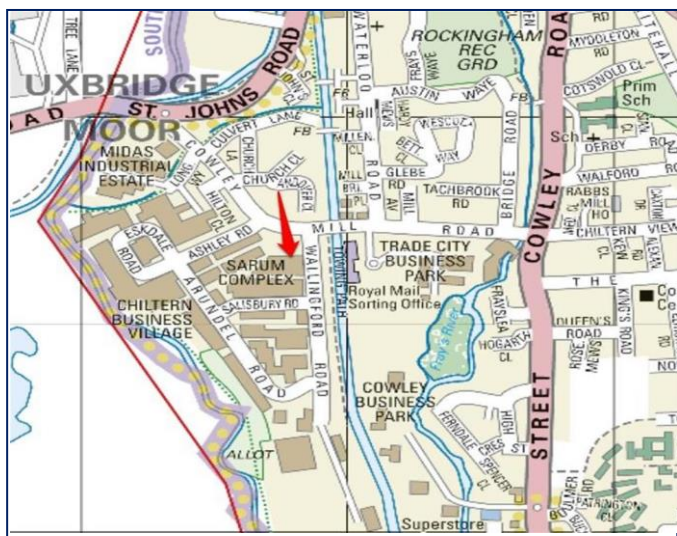
- 4 Car Parking Spaces
- First Floor Office
- Concertina Loading Door
- Solar PVA System

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
- 4 parking spaces
- Concrete floor
- Strip lighting
- Roller shutter
- 3 phase power
- Loading bay
- Security grills to windows
- Male and female WC's
- Gas
- Kitchenette

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	731	67.91
Mezzanine	731	67.91
TOTAL	1,462	135.82

All measurements are based on an approximate gross internal area

TENURE

Freehold

PRICING

Freehold Price

£235,000

All prices are subject to 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

Or visit our website www.telsar.com and enter the Property ID 28901 into our property search.

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatever in relation to this property. All rentals and prices are quoted exclusive of VAT.

TELSAR.com

020 3333 2222