

UNION

2 VINE ST | UXBRIDGE | UB8 1QE

2,483 – 6,373 sq ft of newly refurbished
modern town centre office space.

Available now.

WELCOME TO THE UNEXPECTED

Union provides up to 6,373 sq ft of premium workspace arranged over the 2nd and 4th floors.

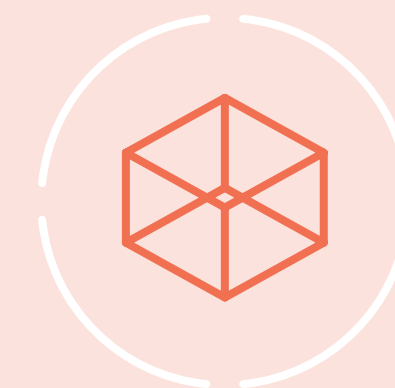
The floors are available in flexible CAT A+ condition, with 2,483 sq ft on the 2nd floor and 3,890 sq ft on the 4th floor.



AT A GLANCE



Newly
refurbished



CAT A+
floors



Central & amenity
rich location

RAISING THE BAR

Highly-specified with today's occupier in mind.



Contemporary design



Air conditioning



EPC rating 'B'



3m high exposed soffit



Car parking ratio of 1:575* sq ft



LED lights



Fibre connectivity in situ



Bike racks



Shower facilities

*more spaces available on licence.



Indicative 4th Floor CGIs

- 01 Meeting room
- 02 Kitchen
- 03 Breakout space
- 04 Open plan workspace

Indicative 4th Floor Breakout Area

CREATIVE SPACE FOR CREATIVE BUSINESS



INSPIRED WORKSPACE

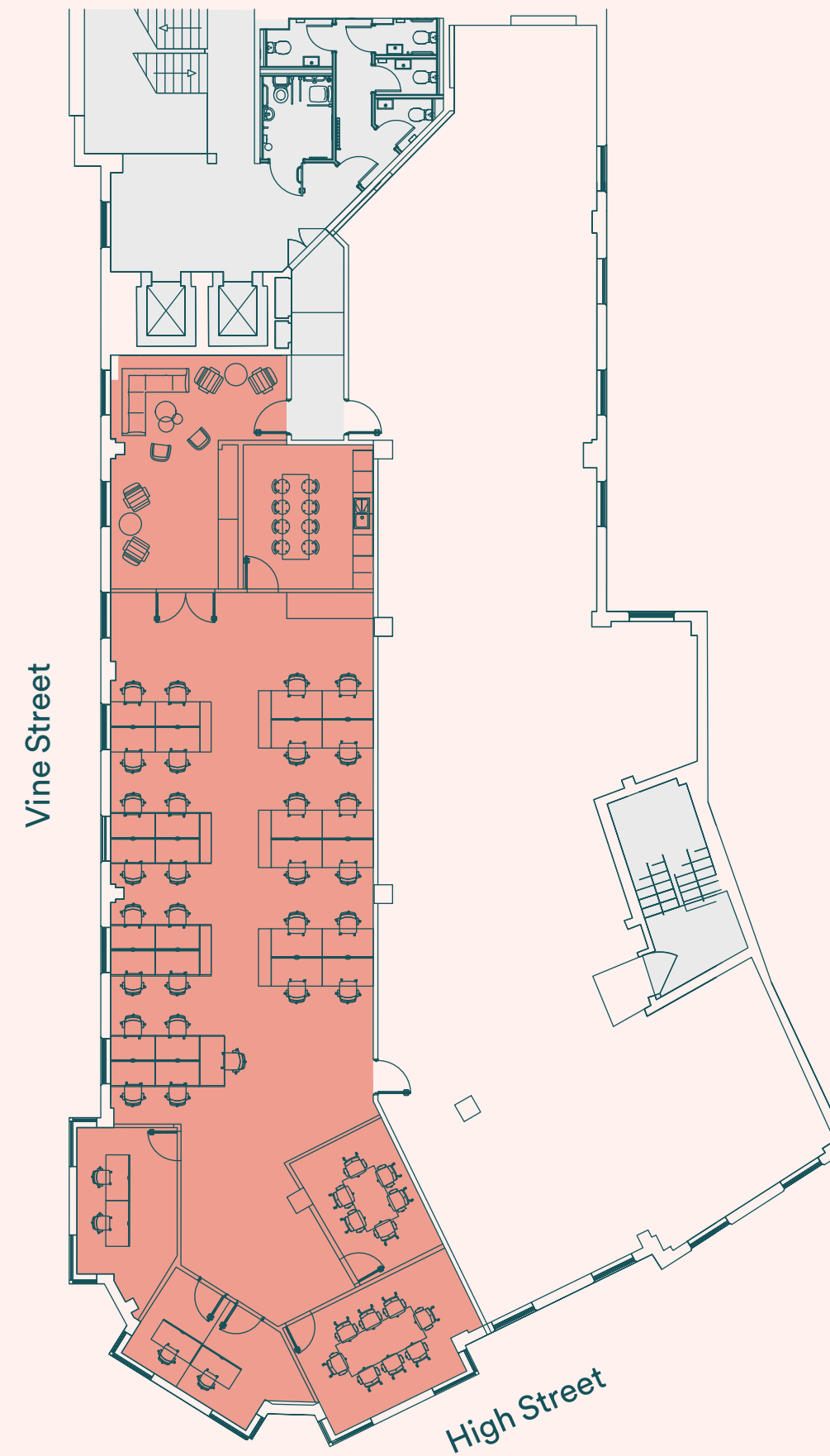
Bright and contemporary workspace with premium design finishes.

The available floors feature exposed services and versatile open floorplates filled with natural-light.

Floor	Condition	Sq Ft	Sq M
4th	CAT A+	3,890	362
Part 2nd	CAT A+	2,483	231
Total		6,373	592

Part 2nd Floor Plan

2,483 sq ft (231 sq m)



Open plan workstations	29	Kitchen / breakout area	01
Offices / meeting rooms	05	Welcome area	01
Collaboration space	01	Total no. of desks	29


● Office ● Core

Indicative 4th Floor Plan

3,890 sq ft (362 sq m)



Open plan workstations	46	Kitchen / breakout area	01
Offices / meeting rooms	02	Welcome area	01
Agile working areas	03	Total no. of desks	46

Plan not to scale, for indicative purposes only. 

LIFE & STYLE

Located among the vibrant restaurants, bars, and coffee shops of Uxbridge town centre.

From fine-dining to pop-up markets, independent boutiques to high-street retailers, there's something for everyone.

You'll find two shopping centres, The Pavilions and The Chimes, an IMAX cinema, as well as several gyms, golf clubs, and green spaces to relax and recharge.

- 01 Morello Lounge
- 02 Black Sheep Coffee
- 03 Hillingdon Lido
- 04 The Chimes Shopping Centre
- 05 High Street



01



02



03



04

LOCAL AMENITIES

HARRIS + HOOLE



MORELLO LOUNGE

FIVE GUYS®

M&S

Nando's



wagamama

RIVER ISLAND

IN GOOD COMPANY

Union's town centre position means it is surrounded by many high-profile occupiers, amenities and transport links.



Close to local amenities



03 mins walk from station



xerox

AMGEN

Mondelēz International

Bristol-Myers Squibb

Daiichi-Sankyo

THE PAVILIONS

Coca-Cola

TEMPUR+SEALY

General Mills
Making Food People Love

UXBRIDGE STATION

LAVAZZA
TORINO, ITALIA, 1895

REGENERON

THE CHIMES

Manpower

the gym group

MORELLO LOUNGE

A408

A4020

VINE STREET

Hertz

UNION

MONSTER ENERGY

SUPER CONNECTED

Uxbridge Station is only a three minute walk away from Union.

The Metropolitan & Piccadilly lines at Uxbridge and the Elizabeth line at West Drayton (2.9 miles south), provide excellent connections across London.

Access to the national road network is also easy with the M40, M4 and M1 all nearby.

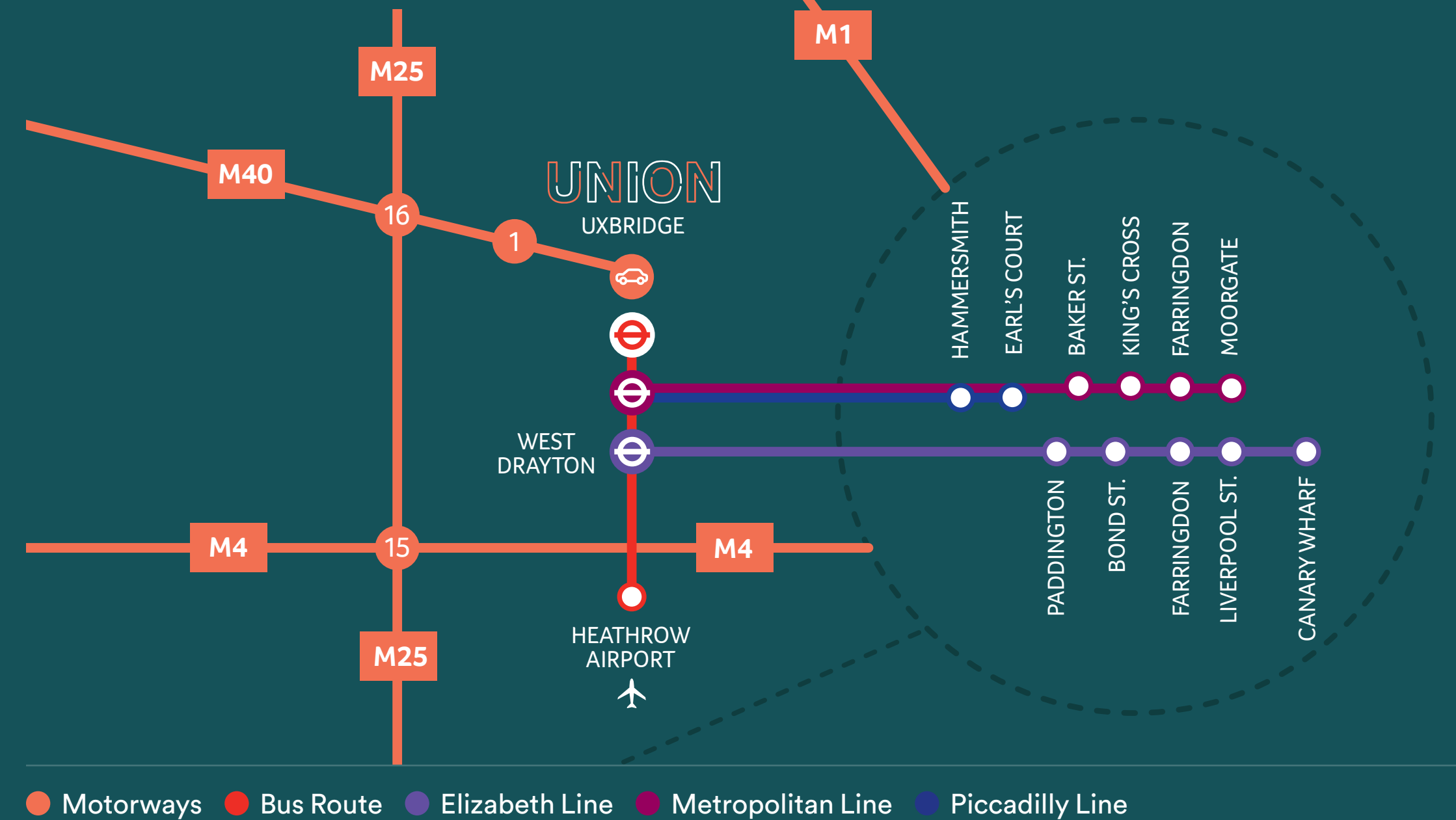


Paddington
20 minutes via
Elizabeth line



M40 5 minutes
drive from
the building

KEY CONNECTION TIMES



● Motorways ● Bus Route ● Elizabeth Line ● Metropolitan Line ● Piccadilly Line

By Rail / London Underground

Elizabeth Line (via West Drayton)

Paddington	20 mins
Bond St.	24 mins
Farringdon	29 mins
Liverpool St.	31 mins
Canary Wharf	38 mins

Metropolitan

Baker St.	39 mins
King's Cross	45 mins
Farringdon	48 mins
Moorgate	52 mins

Piccadilly

Hammersmith	43 mins
Earl's Court	48 mins

By Car

M40 (J16)	5 mins
M4 (J15)	14 mins
M1 (J5)	33 mins
West Drayton	13 mins
Heathrow	13 mins

By Bus

West Drayton (U1/222)	23 mins (every 5 mins)
Heathrow (724/A10)	25 mins (every 15 mins)

Journey times from TfL.

FURTHER INFORMATION

VIEWING

Strictly through joint sole letting agents:



Hannah Davies

hannah.davies@dtre.com
07501 323 734

Florence Weston

florence.weston@dtre.com
07761 280 978

TERMS

Upon application.



Mark Rose

mark@rose-williams.co.uk
07768 718 856

Misrepresentation Act: These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. June 2025.

Designed & produced by Cre8te - 020 3468 5760 - cre8te.london
