

Units G & H Eskdale Road Industrial Estate, Uxbridge

Uxbridge, UB8 2RT

Warehouse

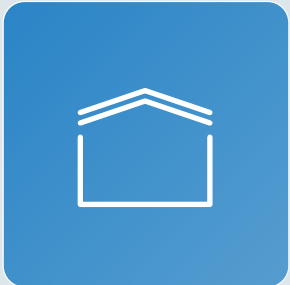
Available to let

8,025 - 16,861 sq ft (746 - 1,567 sq m)



Warehouse

8,025 – 16,861 sq ft (746 – 1,567 sq m)



New overclad roof



On-site parking



6 m eaves height



24-hour access & use



New LED lighting



Gated estate

Each of the units comprises steel portal frame unit with brick and steel clad elevations. The unit benefits from a clear eaves height of 6m, a full height loading door with loading yard and ten allocated parking spaces at the front. Units G & H are available immediately - individually or combined.

Site plan & accommodation

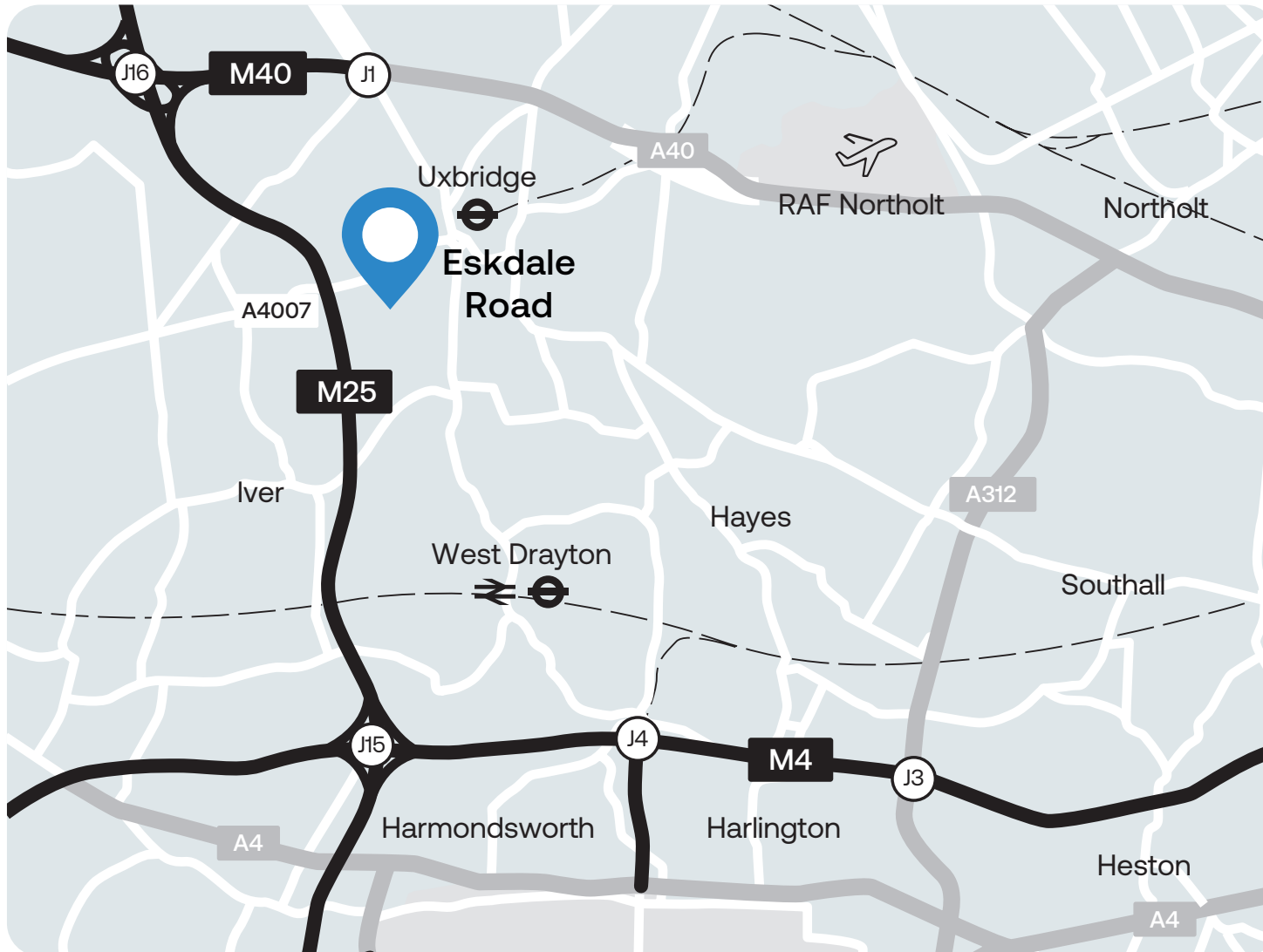
Unit	Property Type	Area (Sq Ft)	Availability
Unit H	Warehouse	8,836	Under offer
Unit G	Warehouse	8,025	Under offer
Total	-	16,861	-







Location



Eskdale Road is located off Cowley Mill Road, close to its junction with Slough Road (A4007) and is within 1 mile of Uxbridge town centre. Uxbridge Underground Station, from which London is accessible via the Piccadilly or Metropolitan lines, is within walking distance. There are also excellent links to the M25 (J16), M40 and M4.

Units G & H Eskdale Road Industrial Estate Uxbridge

Uxbridge, UB8 2RT
Available to let | 8,025 - 16,861 sq ft (746 - 1,567 sq m)

Book a viewing

Mileway

Peter Cole
southeast@mileway.com
0203 991 3516



Hugh Stanton
hugh.stanton@dtre.com
+44 77303 57434

Maddie Moriarty
Maddie.moriarty@dtre.com
+44 75455 82097



YC Lau
YC.Lau@colliers.com
+44 7551 383904

Patrick Rosso
Patrick.rosso@colliers.com
+44 78255 71048

Further information:

EPC
EPC is payable upon request.
Unit G: B 35
Unit H: B 39

Terms
Available on new full repairing and insuring leases.

VAT
VAT will be payable where applicable.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.