INDUSTRIAL / WAREHOUSE DEVELOPMENT TO LET
3 UNITS FROM 11,505 – 119,653 SQ FT (1,068 - 11,116 SQ M)

UXBRIDGE
INDUSTRIAL PARK
WEST LONDON

WWW.UXBRIDGEINDUSTRIALPARK.COM
SAT NAV REFERENCE - UB8 2SD
Uxbridge Industrial Park comprises a development of three high specification warehouse units offering a range of sizes from 11,505 up to 119,653 sq ft (1,068 - 11,116 sq m), located in a prime location at the front of Uxbridge Industrial Estate.

The Park will provide a rare opportunity to acquire industrial / warehouse accommodation in an established commercial area whilst also benefitting from excellent road connections and town centre facilities close by.
UX1

- 119,653 sq ft
- 11,116 sq m
- Eaves height: 12m
- Floor loading: 50kN/m²
- Three-phase power: 500kVA
- Level access doors: 5
- Dock level loading doors: 9

UX2

- 36,017 sq ft
- 3,346 sq m
- Eaves height: 8m
- Floor loading: 35kN/m²
- Three-phase power: 200kVA
- Level access doors: 3

UX3

- 11,505 sq ft
- 1,068 sq m
- Eaves height: 8m
- Floor loading: 35kN/m²
- Three-phase power: 100kVA
- Level access doors: 2
HIGH SPECIFICATION

- 3 industrial / distribution units totalling 167,175 sq ft (15,531 sq m)
- Practical completion Q3 2018
- Fast access to Heathrow Airport & key West London markets
- Minutes from M40 and M25
- Secure fenced yards
- Eaves heights up to 12m
- Floor loadings UX1 50kN/m² UX2 35kN/m² UX3 35kN/m²
- Excellent dock and level loading provision
- BREEAM Very Good
- Projected EPC rating of ‘A’
- Carbon efficient design

SPACE AVAILABLE

<table>
<thead>
<tr>
<th></th>
<th>UX1</th>
<th>UX2</th>
<th>UX3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>104,748 sq ft</td>
<td>29,097 sq ft</td>
<td>9,490 sq ft</td>
</tr>
<tr>
<td></td>
<td>(9,731 sq m)</td>
<td>(2,703 sq m)</td>
<td>(881 sq m)</td>
</tr>
<tr>
<td>Office</td>
<td>14,905 sq ft</td>
<td>6,920 sq ft</td>
<td>2,015 sq ft</td>
</tr>
<tr>
<td></td>
<td>(1,385 sq m)</td>
<td>(643 sq m)</td>
<td>(187 sq m)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>119,653 sq ft</td>
<td>36,017 sq ft</td>
<td>11,505 sq ft</td>
</tr>
<tr>
<td></td>
<td>(11,116 sq m)</td>
<td>(3,346 sq m)</td>
<td>(1,068 sq m)</td>
</tr>
</tbody>
</table>

Eaves height 12m 8m 8m

The units will be on the basis of GEA measurement in accordance with the RICS Code of Measurement Practice.
The Locality

- One mile to Uxbridge town centre, accessed via Ashley Road
- Prominent position at the front of Uxbridge Industrial Estate
- 1.5 miles from M40/A40 Junction 1
- 3.5 miles from M25/M4 Junction 15/4b, circa 4 minutes drive
- 5 miles from London Heathrow Airport
- Wide range of retail, restaurant and leisure amenities for staff, including intu Uxbridge shopping centre, The Pavilions, Tesco, M&S, Primark and Boots.

Demographics

- Working Population
  - 20% / 758,000
  - Employed in Logistics / Transport / Manufacturing

- Working Age Population
  - 68% / 758,000
  - Of the Working Population

- In excess of 3 million households within 30 mins drive

Distance & Drive Times

<table>
<thead>
<tr>
<th>DESTINATION</th>
<th>MILES</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>M40 Junction 1</td>
<td>3 miles</td>
<td>8 mins</td>
</tr>
<tr>
<td>Heathrow Airport</td>
<td>5 miles</td>
<td>16 mins</td>
</tr>
<tr>
<td>M4 Junction 4</td>
<td>5 miles</td>
<td>17 mins</td>
</tr>
<tr>
<td>M25 Junction 16</td>
<td>5 miles</td>
<td>16 mins</td>
</tr>
<tr>
<td>Cargo Terminal</td>
<td>10 miles</td>
<td>26 mins</td>
</tr>
<tr>
<td>Central London</td>
<td>19 miles</td>
<td>51 mins</td>
</tr>
<tr>
<td>Uxbridge Tube Station</td>
<td></td>
<td>20 mins</td>
</tr>
<tr>
<td>Southhampton</td>
<td>67 miles</td>
<td>1 hr 16 mins</td>
</tr>
<tr>
<td>Tilbury</td>
<td>69.9 miles</td>
<td>1 hr 9 mins</td>
</tr>
<tr>
<td>London Gateway</td>
<td>75.6 miles</td>
<td>1 hr 21 mins</td>
</tr>
<tr>
<td>Dover</td>
<td>105 miles</td>
<td>1 hr 39 mins</td>
</tr>
<tr>
<td>Felixstowe</td>
<td>117 miles</td>
<td>2 hrs</td>
</tr>
<tr>
<td>intu Shopping Centre</td>
<td></td>
<td>18 mins</td>
</tr>
</tbody>
</table>

Local area: Hillingdon, Harrow, Ealing, Hounslow
Source: nomisweb.co.uk, Royal Mail
Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and should not be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Prospective purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL or Colliers.

5874.co.uk February 2018.

WWW.UXBRIDGEINDUSTRIALPARK.COM

SAT NAV REFERENCE - UB8 2SD

Melinda Cross
07748 267748
melinda.cross@eu.jll.com
Sarah Downes
07856 003033
sarah.downes@eu.jll.com
Patrick Rosso
07825 571048
patrick.rosso@colliers.com
Simon Quine
07771 541520
simon.quine@colliers.com

Alastair Wakefield
07540 147628
alastair.wakefield@avivainvestors.com