

UNION

UNION BUSINESS PARK
FLORENCE WAY
UXBRIDGE, UB8 2LS



TO LET



TO LET
MODERN DETACHED HEADQUARTERS
WAREHOUSE
71,428 SQ FT (6,635 SQ M)

- **REFURBISHED DETACHED HEADQUARTERS WAREHOUSE**
- **GENEROUS PARKING AND A SECURE YARD**
- **ATTRACTIVE OFFICES OVERLOOKING CANAL**



FEATURES

WAREHOUSE

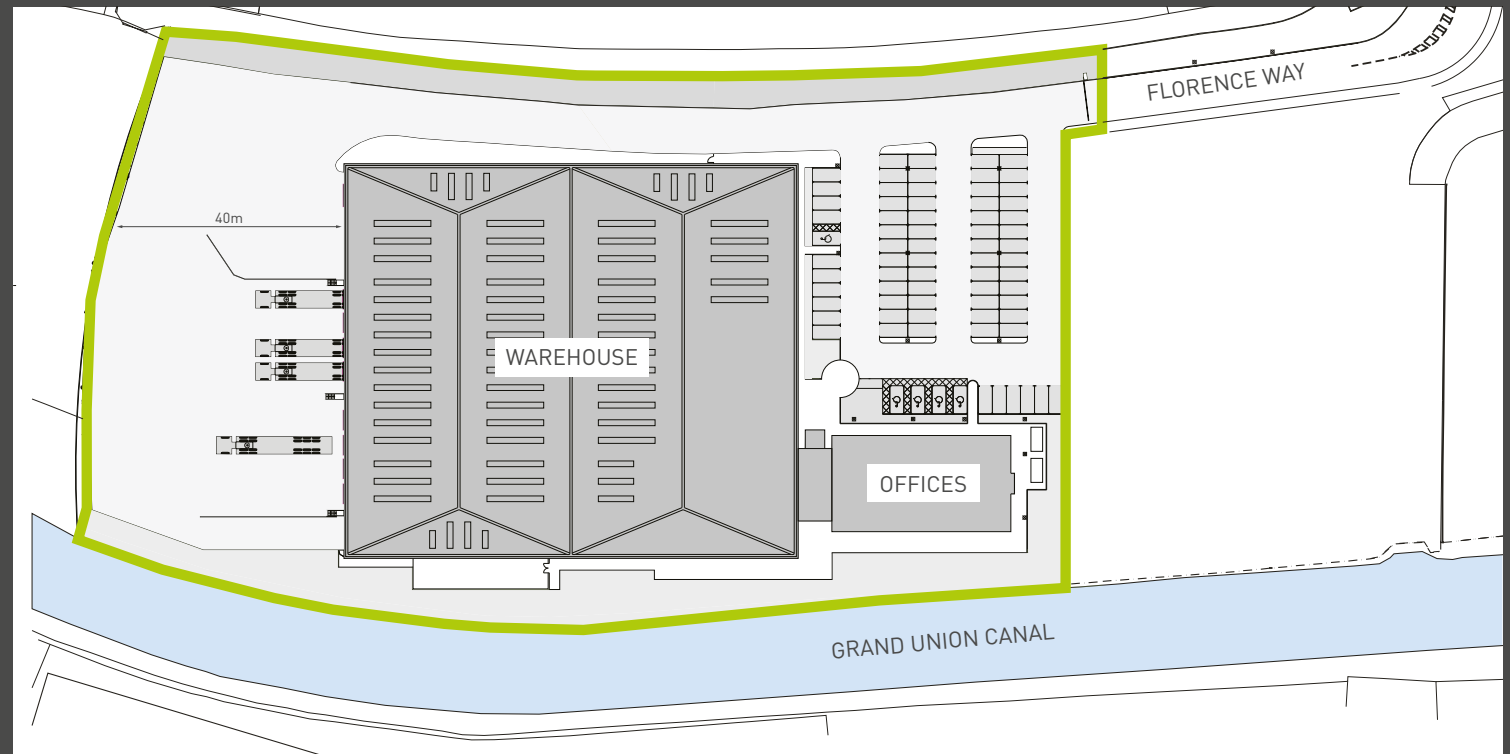
- 8.5m clear height
- 8 dock & 1 level loading door
- Temperature controlled heating system
- LED Lighting
- Dedicated transport office & WC's

OFFICE

- Two storey fully fitted offices
- Comfort cooling & heating
- WC's & kitchenette

EXTERNAL AREAS

- 40 metre secure yard
- 74 car park spaces
- Automated entrance barrier
- Attractive canalside environment

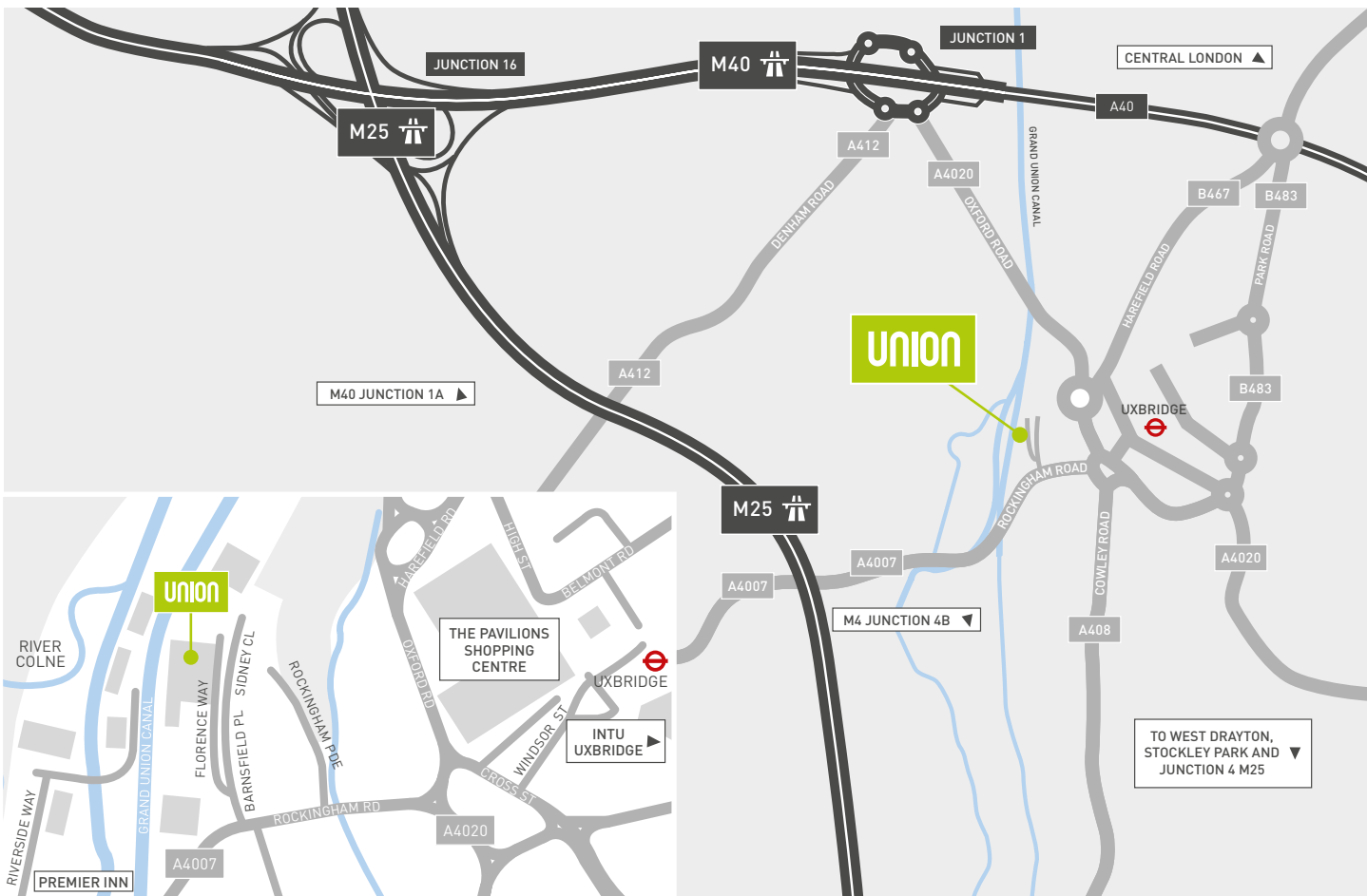


- **WALKING DISTANCE TO UXBRIDGE TOWN CENTRE WITH ALL ITS FACILITIES**
- **LOCAL OCCUPIERS INCLUDE BOSCH, HEINZ, XEROX AND COCA COLA**

SCHEDULE OF ACCOMMODATION	SQ FT	SQ M
Warehouse	56,974	5,293
Ground Floor Office	6,265	582
First Floor Office	6,925	643
Second Floor Plant Room	1,264	117
Total	71,428	6,635

(Measured to approximate gross external area)





LOCATION

Union Business Park is less than a mile from Uxbridge town centre providing a wide range of retail, restaurant and leisure amenities including intu Uxbridge and The Pavilions shopping centres, Tesco, M&S, truGym and Boots. Uxbridge underground (Piccadilly and Metropolitan Lines) and bus station are also within walking distance.

Rockingham Road provides easy access to A40 (Western Avenue), which in turn provides access to the M40 and M25.

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DISTANCES

Uxbridge Underground / Overground station	1 mile
Uxbridge bus station	1 mile
intu Shopping Centre	1 mile
M40 / A40 Junction 1	2.4 miles
Heathrow Airport	6.7 miles
Greenford	8.1 miles
M25 / M4 Junction 15 / 4b	9.4 miles
Park Royal	12 miles
Central London	19.3 miles

DEMOGRAPHICS

Local working population: **764,100**

14% are employed in logistics / transport / manufacturing

3 million households within **30 minutes** drive

Local area: Hillingdon, Harrow, Ealing, Hounslow
Source: nomisweb.co.uk; Royal Mail

VIEWING

For further information contact:



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TERMS

New Full Repairing and Insuring lease for a term to be arranged directly from the landlord.

EPC

Rating: B (31)

Certificate Reference Number:

0397-9923-5330-4200-4303

Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Financial Act 1989. Unless otherwise stated, all prices must satisfy themselves independently as the incidence of VAT in respect of any transaction. March 2018.