

Industrial / Warehouse

TO LET

 **HOLLIS
HOCKLEY**



Unit 9, Cowley Mill Trading Estate, Uxbridge, UB8 2YG

NEWLY REFURBISHED TRADE WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	7,651 sq ft / 710.80 sq m
Rent	£19 per sq ft
Service Charge	N/A
Rates Payable	£5.16 per sq ft Please make your own enquiries with the VOA to confirm this.
EPC Rating	Upon enquiry

Key Points

- Newly refurbished
- 6.6m eaves height
- Male/female WC's
- Established trading estate including occupiers such as Howdens & Tool Station
- Grade A office accommodation over ground and 1st floors
- One level loading door (4.7x4.1)
- 10 designated parking spaces

Unit 9, Cowley Mill Trading Estate, Uxbridge, UB8 2YG

DESCRIPTION

Unit 9, Cowley Mill Trading Estate, is a newly refurbished warehouse unit of steel portal frame construction on an established trade estate. The unit consists of 7,651 sq ft, including Grade A office accommodation over two floors.

Existing trade occupiers on the estate include Toolstation, Howdens and Benchmarx.

LOCATION

Unit 9, Cowley Mill, benefits from being situated only 10 miles from Heathrow airport (24 mins journey time), and only 0.8 miles from the Uxbridge Underground Station, with train services for the Metropolitan & Piccadilly lines.

ACCOMMODATION

The accommodation comprises the following areas:

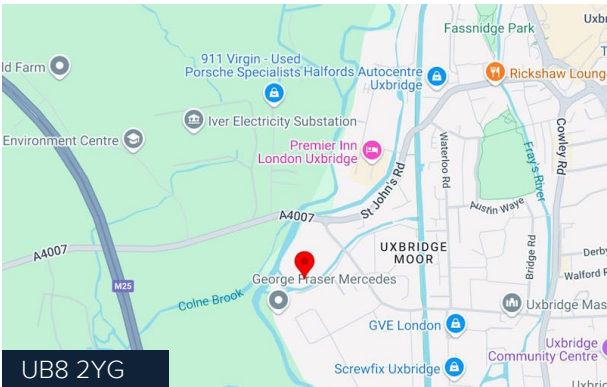
Name	sq ft	sq m	Availability
1st - Office	780	72.46	Available
Ground - Warehouse	6,091	565.87	Available
Ground - Office	780	72.46	Available
Total	7,651	710.79	

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Indicative Image



Viewing & Further Information

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