

# Unit H Eskdale Road Uxbridge

TO LET – Extensively refurbished unit in Uxbridge.  
8,836 sq ft (322.09 sq m)



New overclad roof

Ample on-site parking

6m eaves height

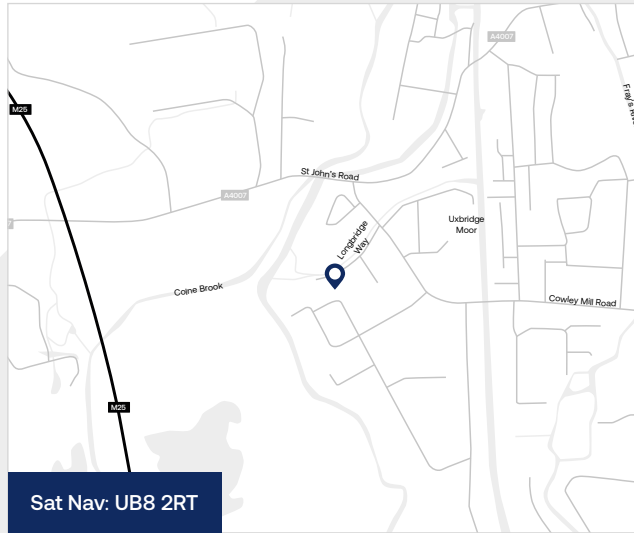
24-hour access and use

New LED warehouse lighting

Gated estate

# Unit H Eskdale Road Industrial Estate

Eskdale Road Industrial Estate, Eskdale Road, Uxbridge UB8 2RT



Sat Nav: UB8 2RT



## Description

Unit H comprises steel portal frame unit with brick and steel clad elevations. The unit benefits from a clear eaves height of 6m and a full height loading door with loading yard and 10 allocated parking spaces at the front of the unit.

## 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 a walking distance. There are also excellent links to the M25 (J16), M40 and M4.

Property owned by **Mileway**

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## EPC

Rating on this unit is B

## Viewing / Further Information

Please contact:

**DTRE**

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## Terms

Available on a new full repairing and insuring lease at £13.50 per sq ft.

**Savills**

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## Accommodation

The available units are listed below and have the following approximate Gross Internal Areas:

| Unit         | Area (sq ft) | Area (sq m)  |
|--------------|--------------|--------------|
| Warehouse    | 7,725        | 717.7        |
| Offices      | 1,111        | 103.2        |
| <b>Total</b> | <b>8,836</b> | <b>820.9</b> |

**Mileway**