



**Unit 5A, Eskdale Road,
Uxbridge, UB8 2RT**
**Large Warehouse Available On
Flexible Terms.**



PROPERTY SUMMARY

- Opportunity to Lease a 4,360 SQFT modern warehouse located in the heart of an industrial estate in Uxbridge
- Split between 3,960 SQFT Ground and 400 SQFT Mezzanine
- 4 Car parking spaces
- Large Shutter
- LED Lighting
- 3 Phase Power
- Available on an FRI Lease with flexible terms
- Approx eaves height of 6.5m
- We are instructed to seek rental offers in the region of **£79,200 + VAT Per Annum.**

LOCATION & SITUATION



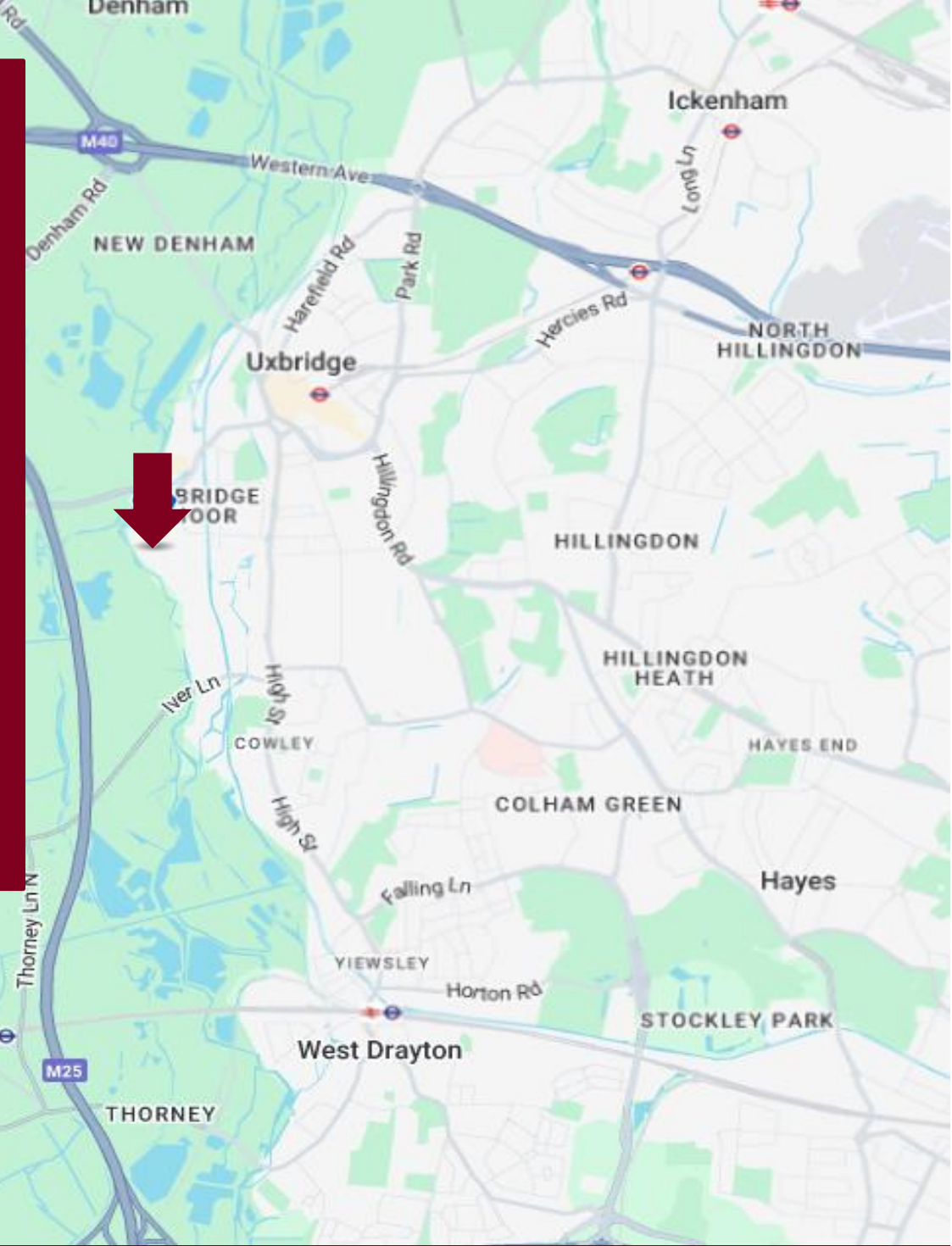
The warehouse at UB8 2RT, Uxbridge is strategically located with strong access to the UK's motorway network, making it ideal for logistics and distribution use. The property is close to the A40 (Western Avenue), which provides direct access to M40 Junction 1 for routes to the Midlands and the national road network, while the M25 is easily reached via Junction 16, offering efficient orbital connections around London and links to the M4, M1 and M6. Additional access is provided by key local routes, including the A408 (Cowley Mill Road) and A4007 (Slough Road), ensuring convenient and efficient connectivity for HGV and commercial traffic.

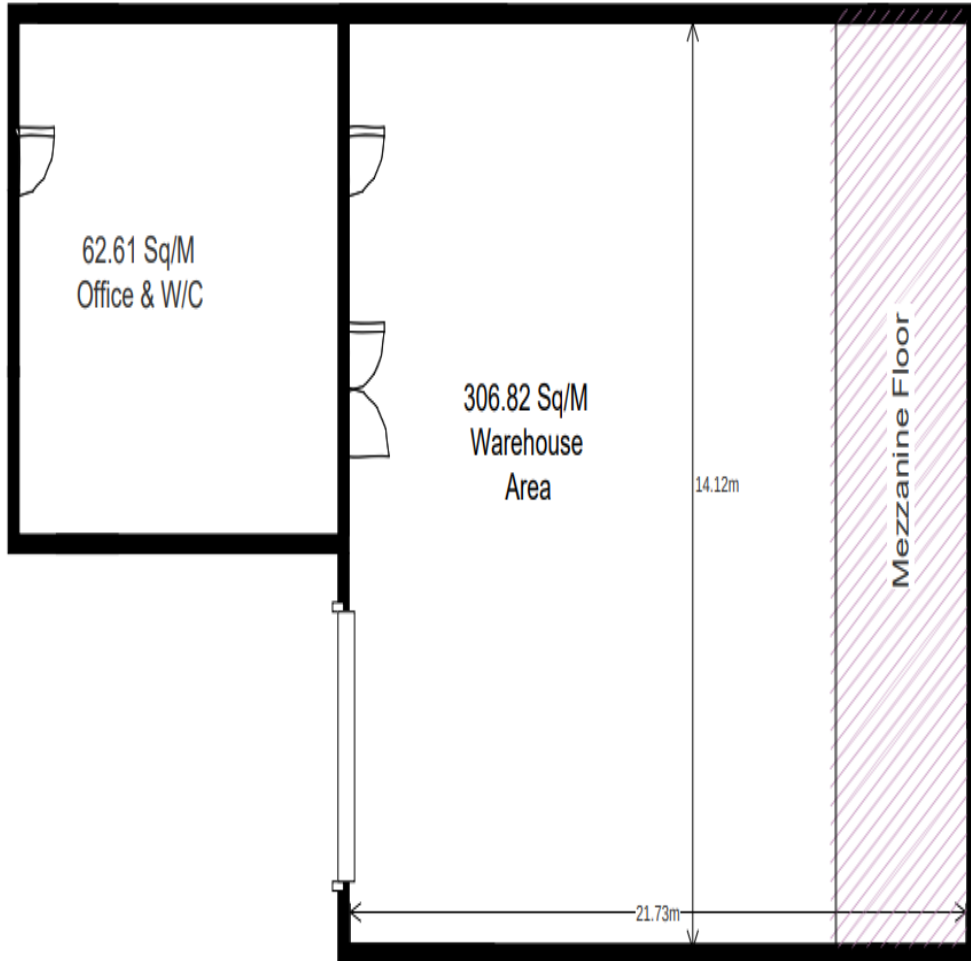


The property benefits from good public transport accessibility, with Uxbridge Underground Station approximately 5 minutes by car or 20 minutes on foot, providing Metropolitan and Piccadilly line services. Several local bus routes operate within a 2–3 minute walk of the site, offering regular connections to Uxbridge town centre and surrounding areas. West Drayton National Rail Station is around 10 minutes by car, providing access to the wider rail network.



The property's close proximity to Heathrow Airport, approximately 5–8 miles away, further enhances its appeal as a logistics location, supporting air-freight related operations and time-critical distribution across London and the South East.





AVAILABLE TO LET

TENURE

Available on a FRI lease on flexible terms.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority regarding the level of business rates payable

ACCOMMODATION

Accommodation	sq m	sq ft
Ground Floor	367.89	3,960
Mezzanine	37.16	400
TOTAL NIA	405.05	4,360

The property has a eaves height of 6.5m

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Uxbridge,
UB8 2RT



EPC

EPC details available upon request.

PROPOSAL

We are instructed to seek rental offers in the region of **£79,200 + VAT Per Annum.**

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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