



UNITS K & L

ESKDALE ROAD INDUSTRIAL ESTATE

ESKDALE ROAD // **UXBRIDGE** // UB8 2RT

UNDERGOING
A COMPREHENSIVE
REFURBISHMENT



INDUSTRIAL / WAREHOUSE UNITS

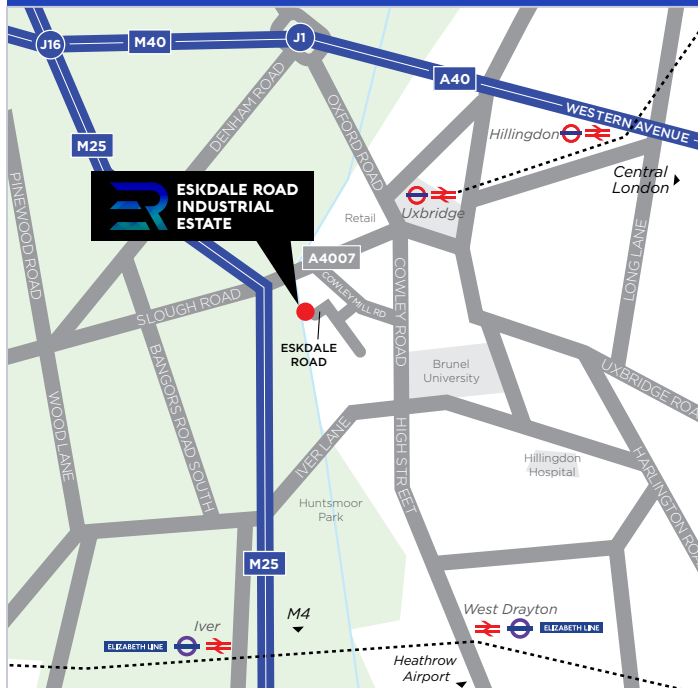
From 4,887 - 9,994 sq ft (454 / 928.5 sq m)



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SPECIFICATION

Units L and K are undergoing a comprehensive refurbishment and will benefit from the following amenities:

- 6m eaves height
- Painted concrete warehouse floor
- Full height loading doors
- Allocated car parking spaces
- 24 hour access and use

ACCOMMODATION

The units are available individually or combined.

The premises provide the following approximate GIA:

UNIT K

Warehouse	3,941 sq ft	366.1 sq m
Ground Floor Offices	481 sq ft	44.7 sq m
First Floor Offices	465 sq ft	43.2 sq m
Total	4,887 sq ft	454.0 sq m

UNIT L

Warehouse	3,764 sq ft	349.7 sq m
Ground Floor Offices	680 sq ft	63.2 sq m
First Floor Offices	663 sq ft	61.6 sq m
Total	5,107 sq ft	474.5 sq m
Combined Total	9,994 sq ft	928.5 sq m

UNDERGOING A COMPREHENSIVE REFURBISHMENT



RENT

On application.

EPC

Available on request.

VIEWING

For viewing and further information, please contact the joint sole agents:



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LOCATION

Eskdale Road is located off Cowley Mill Road, close to its junction with the 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 walking distance. There are excellent links to the M25 (J16), M40 and M4.

DESCRIPTION

Units K and L comprise steel portal frame units with brick and steel clad elevations. The units benefit from a clear eaves height of 6m with a full height loading door to each unit with loading yards and allocated car parking to the front. The yard can be made secure subject to negotiation.