

# Lot 20

3a & 4 Eskdale Road, UXBRIDGE,  
Middlesex UB8 2RT

**GUIDE PRICE: £700,000**



## **FREEHOLD INDUSTRIAL UNIT WITH B2 USE OF APPROXIMATELY 7,900 SQ. FT.**

This industrial unit which forms part of a well occupied and established trading estate is constructed of a concrete frame with brick elevation. The property benefits from an electrically operated full height loading door, minimum 3m eaves, 3-phase power, allocated car parking and is presented in good condition throughout.

The ground floor consists of two buildings with an additional first floor providing further offices and kitchen facilities.

The building is being offered with full vacant possession and is ideal for general industrial, warehouse or distribution use. It will therefore be of interest to owner occupiers and investment purchasers.

We understand that VAT is not applicable to this lot..

### **LOCATION**

Eskdale Road is located off Cowley Mill Road on the south side of Uxbridge Town Centre which includes the major shopping facilities at The Chimes and Pavilion Shopping Centres in addition to the underground station.

Road links that are within easy reach include: the A40, A4, A322, M25, M40 and M4 motorways.



### **ACCOMODATION**

**Ground Floor:** Production and warehouse, approx. 5,685sq.ft.

**First Floor:** Offices, kitchen, WC, approx. 2215sq.ft.

**Total internal floor area:** Approx. 7,900sq.ft.

### **TENURE**

Freehold.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon: 01895 250 111

### **ADOPTED RATEABLE VALUE**

£30,250

### **POPULATION & EMPLOYMENT**

In 2001 it was estimated that the London Borough of Hillingdon had a population of 243,006 with a 71% employment rate.

### **VENDORS SOLICITORS**

Mr.A.Coyle

Lennon & Co

Chess Chambers

2 Broadway Court

Chesham, Bucks HP5 1EG

01494 773377

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■