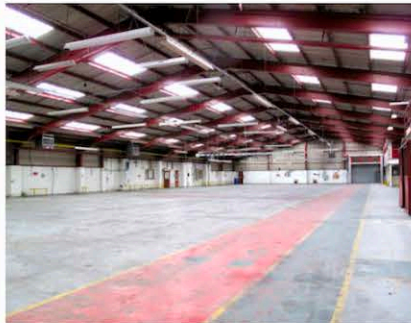


INDUSTRIAL SPACE TO LET

SWAN WHARF,
UXBRIDGE,
SOUTH EAST



ADDRESS AND SIZE

Uxbridge, South East, UB8

3942 sq ft

SUMMARY

Swan Wharf is a space offering great facilities for businesses.

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

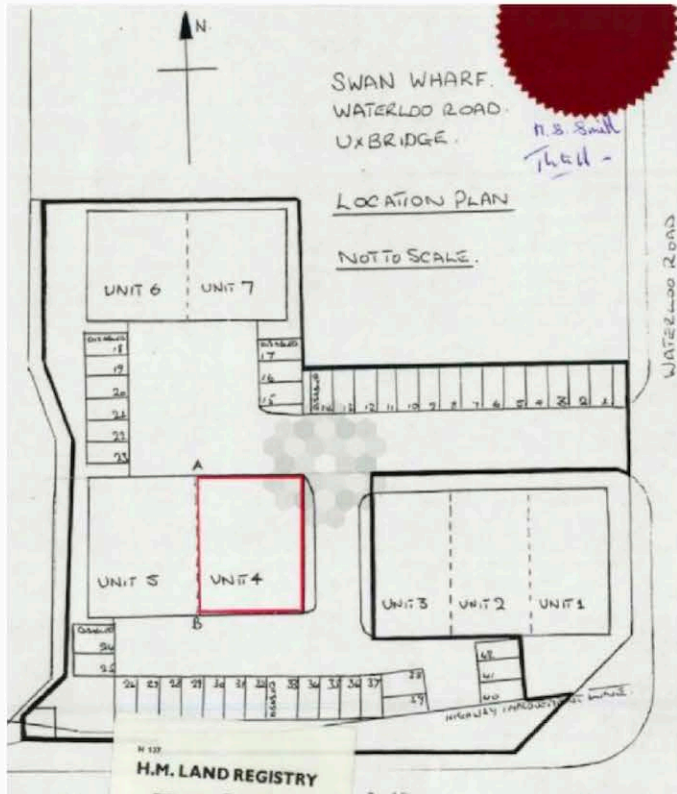
GET IN TOUCH

☎ 0121 228 0000

🌐 pallmallestates.co.uk



High value, low cost, flexible business
space to let throughout the UK



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK

DESCRIPTION

Swan Wharf is a space offering great facilities for businesses. The warehouse space itself is flexible enough to handle almost any project with a height of 3.2 m, and the roller shutter door provides easy access. What's more, the 10 on-site car parking spaces are perfect for either visiting drivers or for the staff themselves.

The space itself is made up of warehouse space and offices - ideal if you prefer to keep your business completely in-house. Managing a company is no easy task, but it's definitely easier when everyone is under the same roof!

LOCATION

Swan Wharf is located just one mile from Uxbridge town centre, which is served by both the Piccadilly and Metropolitan lines, making this is the perfect location for building business relationships throughout London. International links are also within easy reach, with Heathrow Airport less than 6 miles away.

UNIT SIZES

Ground Floor	Sq ft	Sq m
Warehouse/Offices	1,938	180
First Floor		
Offices	1,968	183
Total Gross Internal Floor Area	3,906	363

FEATURES

- Roller shutter doors
- 10 parking spaces
- Heathrow Airport less than 6 miles away
- Air conditioning

APPROXIMATE DRIVING DISTANCES

Uxbridge town centre	1 mile
M40 junction 1	1.5 miles
M25 junction 16	3 miles
Heathrow Airport	6 miles
Slough	6 miles
High Wycombe	15 miles

LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

TERMS & CONDITIONS

Subject to contract. Share Representation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to location and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rents and prices are quoted exclusive of VAT. December 2014.