

# For Sale

## 2C Tomo Industrial Estate, Packet Boat Lane, West Drayton, Uxbridge, UB8 2JP

5,866 sq ft (544.97 sq m)

- FREEHOLD INDUSTRIAL UNIT
- LARGE YARD
- FIRST FLOOR OFFICES
- 3.7m EAVES RISING TO 7.8M
- EXCELLENT LOCATION BETWEEN HEATHROW, SLOUGH AND UXBRIDGE



RARE FREEHOLD WAREHOUSE WITH YARD

Rare freehold warehouse located in West Drayton.

## Location

Tomo Industrial Estate is located on Packet Boat Lane between West Drayton and Uxbridge. It is well positioned to take advantage of the extensive motorway network in the immediate vicinity: the M25 (J15), M4(J4) and M40 (J1) are all within 3 miles of the estate. Additionally there a number of public transport links within close proximity: Iver (Crossrail) railway station is less than 1 mile south west, whilst Uxbridge (Metropolitan and Piccadilly Lines) on the London Underground is located 1.8 miles north in Uxbridge town centre.

The estate is strategically located to take advantage of Heathrow Airport (15 minutes drive south) and Slough Trading Estate (20 minutes drive west).

## Description

Rare opportunity to purchase a freehold industrial / warehouse unit. The unit is of brick and block construction under a trussed roof. The property benefits from fitted office space to the first floor with attractive floor to ceiling glazing. The unit additionally has a large private yard.

## Specification

- 3.7m eaves rising to 7.8m at apex
- Large private yard to front of the property
- Fitted office space at first floor

## Terms

The property is available by way of freehold sale, with vacant possession.

## Viewings

Viewings strictly by appointment with the sole agents.



## EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

## Business Rates

Upon Enquiry

## Viewing & Further Information

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