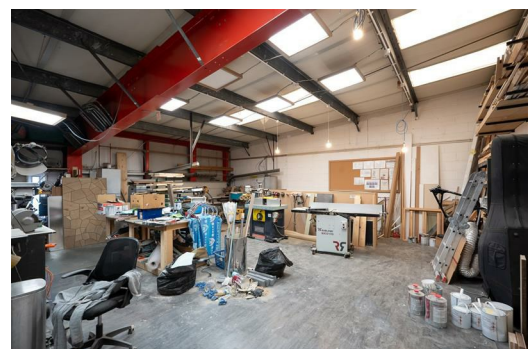
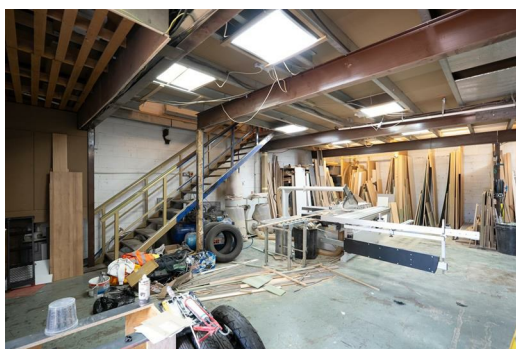




Tomo Industrial Estate Packet Boat Lane Uxbridge UB8 2JP

£32,500 Per Annum

- Light industrial/warehouse unit • Ample parking • Available on a new lease

LOCATION: Situated on a small industrial estate between Uxbridge and West Drayton. Approximately 4 miles from London Heathrow Airport and the motorway network (M4/M25).

DESCRIPTION: A light industrial/warehouse unit of approximately 2,644 sq ft (245 sq m). The unit, with roller shutter door, includes a mezzanine floor. Parking for up to 10 cars.

TERM: Available on a new full repairing and insuring lease for a term by arrangement.

RENT: £32,500 per annum exclusive.

BUSINESS RATES: The rateable value for the unit is £20,000. To confirm the business rates payable, please check with the local authority (London Borough of Hillingdon).

EPC RATING: C (58).

VIEWING: Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.