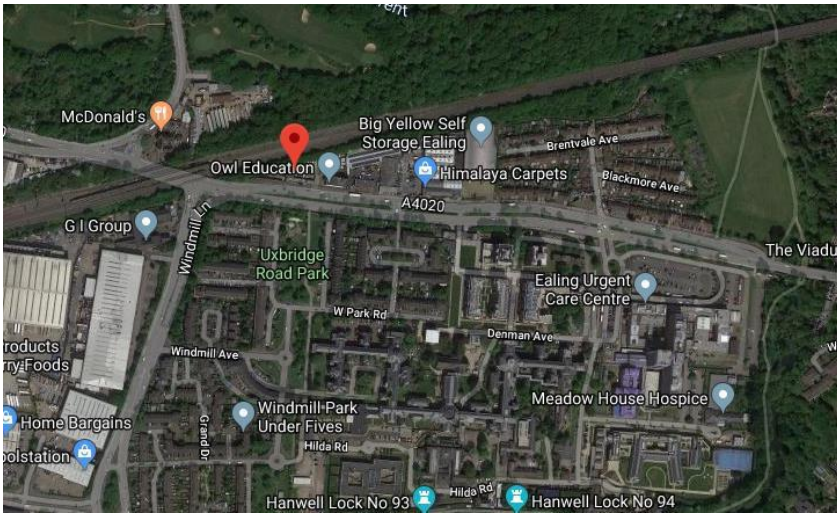


# Freehold site For Sale with potential for re-development

**343-345 Uxbridge Road, UB1 3ED**

31,787 sq.ft (0.73 Ac)





## LOCATION

The site is situated in a highly prominent position fronting directly on to the A4020 Uxbridge Road access is also provided to London Heathrow Airport, being 5.1 miles distant, Hangar Lane 3.2 miles and Ealing Broadway, 2.2 miles.

## DESCRIPTION

The property comprises majority open site with ground and first floor offices and workshop to the rear.

## SITE AREA

The site area is approximately 0.73 of an acre. 31,787 sq.ft



## BUSINESS RATES

Interested parties are advised to contact the Local Authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## KEY FEATURES

- Offices
- Secure self-contained Site
- Workshop
- Currently rented achieving £120,000 p.a.
- 3 x Billboards rented at approx. £15,000 p.a.

## PRICE

POA

## VAT

Applicable

## EPC

Available upon request.

AREAS		
	Sq Ft	Sq M
Workshop	930	86.68
Ground & First Floor Offices	2,278	211.63
<b>TOTAL</b>	<b>3,208</b>	<b>298.31</b>

