



**WATLING**

REAL ESTATE

**FOR SALE**

**UNIT 9 TRADE CITY BUSINESS PARK, UXBRIDGE, UB8 2DB**

Modern Industrial Investment Opportunity



# INVESTMENT HIGHLIGHTS

- ▶ Freehold
- ▶ Ground floor industrial space with mezzanine office
- ▶ GIA: 5,759 sq. ft
- ▶ Current rental income of £74,867pa
- ▶ Excellent connections to M25, M4 and M40
- ▶ Close proximity to Heathrow Airport
- ▶ Maximum eaves height of 7.85m
- ▶ Allocated parking

OFFERS INVITED IN THE ORDER OF  
**£1,200,000**  
FOR THE FREEHOLD INTEREST



# LOCATION

Trade City Business Park is strategically located in Uxbridge, West London, within an established commercial and industrial hub. Positioned just one mile from Uxbridge town centre, Trade City Business Park benefits from excellent connectivity to Greater London and the national motorway network.

The estate offers rapid access to the A40 and M40, providing direct routes into Central London and the wider South East, while the M25 and M4 are both within easy reach, supporting efficient regional and international distribution. Uxbridge Underground Station (Metropolitan and Piccadilly lines) is nearby, ensuring convenient public transport links for staff and visitors.

Surrounded by a strong mix of industrial, trade, and commercial occupiers. Notable occupiers include; Euro Car Parts, Screwfix, Easy Storage, Uxbridge Glass Centre, 42AD and Hees Limited. Trade City Business Park is an ideal location for warehousing, distribution, light industrial, and trade counter uses, combining accessibility, visibility, and operational efficiency in one of West London's most sought-after business locations.





Unit 9

# CONNECTIVITY

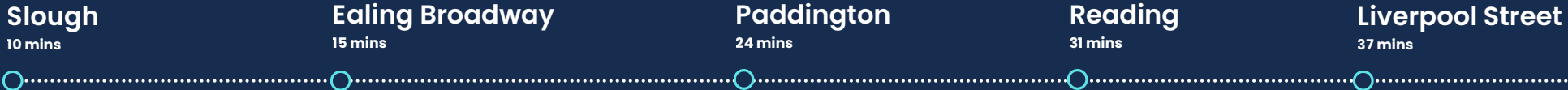


Trade City Business Park benefits from strong road connectivity, being approximately 1.4 miles from the M40/A40 and around 3.5 miles from the M25 and M4.

Uxbridge Underground station (approximately 1.1 miles away) provides services on the Metropolitan and Piccadilly lines, with West Drayton (Elizabeth Line) approximately 2.6 miles away. The close proximity to London Heathrow Airport further reinforces Uxbridge's appeal as a strategically located and internationally connected business destination.



 (from Elizabeth Line at West Drayton - 2.6 miles away)



# DESCRIPTION

Unit 9 Trade City Business Park comprises a high-quality industrial unit of steel portal frame construction beneath a mono-pitched roof, with blockwork elevations clad in profiled metal sheeting. The ground floor provides open-plan warehouse accommodation, extending to 3,456 sq. ft, with a maximum eaves height of 7.85 metres. The unit benefits from three-phase power and access via a dedicated electric roller shutter door, serving a secure loading bay. The mezzanine floor extends to 2,303 sq. ft and offers high-specification office accommodation. The unit has the added advantage of allocated on-site parking, making it well suited to a range of industrial and logistics occupiers.



# TENANCY

Unit 9 Trade City Business Park is let to M Trim Ltd (Company No: 12830031) on a 10 year FRI lease commencing 25/03/24 at £74,867pa (£13psf). In year 5 there is an upward only rent review and a tenant break clause; subject to 6 months' notice. The lease has been contracted outside the Landlord and tenant Act 1954.

M Trim Lt have represent a good covenant strength with a positive Creditsafe rating of 73 (out of 100) and A (out of A-E) with an International Creditsafe Score of A which represents very low risk.



# FURTHER INFORMATION

## TENURE

AGL280356 (Freehold).

## SERVICES

Three Phase Power and mains water and drainage.

## EPC

B

## VAT

VAT Is payable upon the purchase price.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## BUSINESS RATES

Rateable value of £50,000 for the ground floor and £38,500 for the mezzanine in the 2026 rating list.

## VIEWINGS

Strictly by appointment only via Watling Real Estate as Joint Agents.

## DATA ROOM

Our dedicated online data room provides further information for parties wishing to conduct detailed due diligence. This can be accessed [here](#).

## ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## PROPOSAL

The freehold interest (AGL280356) is available to purchase at £1,200,000. The purchase price represents a NIY of 5.89% assuming purchasers costs of 6.50%.

## SALE BY JOINT ADMINISTRATORS

The property is offer for sale on behalf of Arvindar Jit Singh and David Hinrichsen, the Joint Administrators of GVE London Limited. The Joint Administrators offer no title or collateral warranties associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.

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**WATLING**  
REAL ESTATE

January 2026  
Subject to Contract  
Property Reference: 223134

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