

UXBRIDGE - HAREFIELD ROAD, UB9 1JS

RETAIL UNIT 14,477 SQ FT - TO LET
NEXT TO NEW ALDI - AVAILABLE Q1/Q2 2025

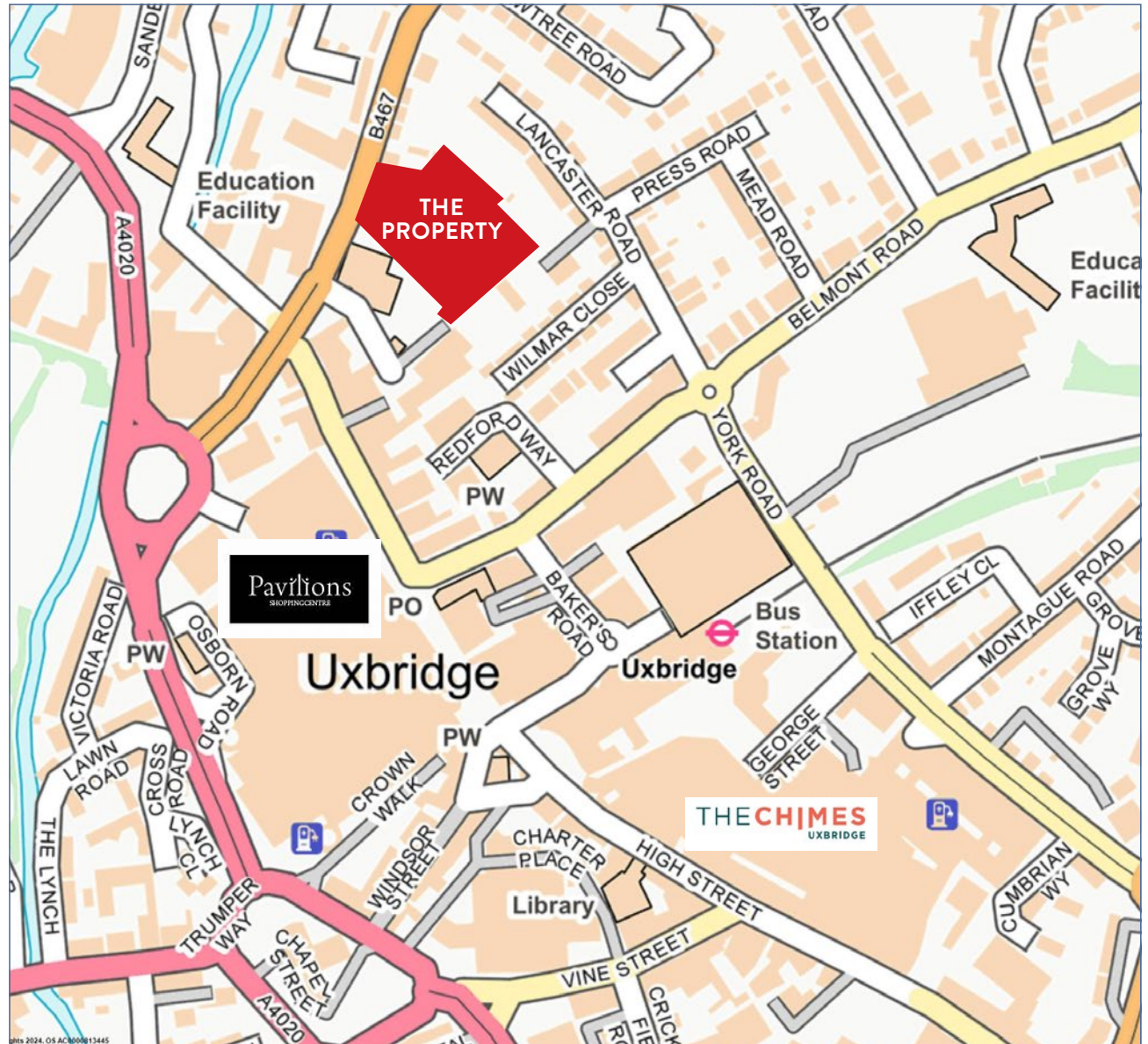


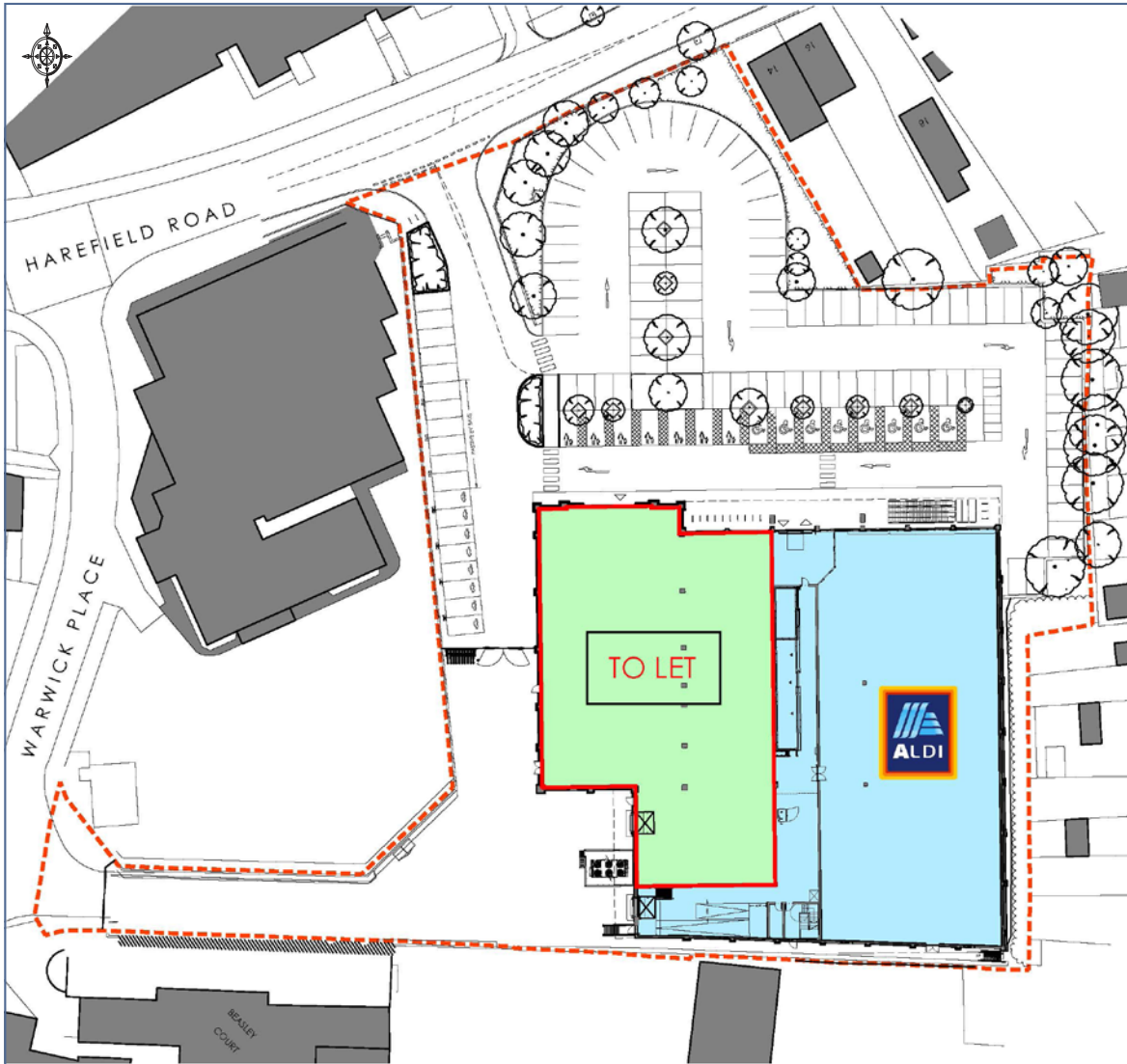
LOCATION

Uxbridge is located 15 miles west of Central London and 5 miles from the junction of the M25 with the M40 and is identified as a major metropolitan centre in the London Plan, with high commercial and residential potential growth outlined for the town centre.

The town centre is a significant commercial centre with two shopping centres – The Pavilions Shopping Centre, anchored by Marks & Spencer, Primark, TK Maxx and Tesco, along with a 920 space car park, and The Chimes Shopping Centre, anchored by H&M, Boots, Next and a state of the art, IMAX Cinema. Brunel University, which is located 1.4 miles south of the town centre, provides an additional level of catchment population for the centre, along with the Uxbridge campus of Buckinghamshire New University.

The property is located around 500m to the north of Uxbridge London Underground Station, which is served by the Metropolitan and Piccadilly lines. It is a short walk (around 120m) from Uxbridge High Street/Town Centre and is also served by multiple bus routes. The property is located on the south-eastern side of Harefield Road within the northern edge of Uxbridge Town Centre.





DESCRIPTION

The existing premises are to be reconfigured and refurbished to provide a new Aldi store of 20,085 sq ft (1,866 sq m) alongside a second unit of 14,477 sq ft (1,345 sq m), with an existing mezzanine of 3,226 sq ft (300 sq m). There is a shared service yard, accessed off Warwick Place.

CAR PARKING

130 car parking spaces, shared with Aldi, including 8 DDA compliant spaces, and 8 active plus and 6 passive EV Charging bays.

TENURE

The premises are available on a new lease for a term to be agreed. Rent upon application.

PLANNING

The property has a Class E Retail planning use.

AVAILABILITY

Q1/Q2 2025

BUSINESS RATES

To be assessed.

EPC

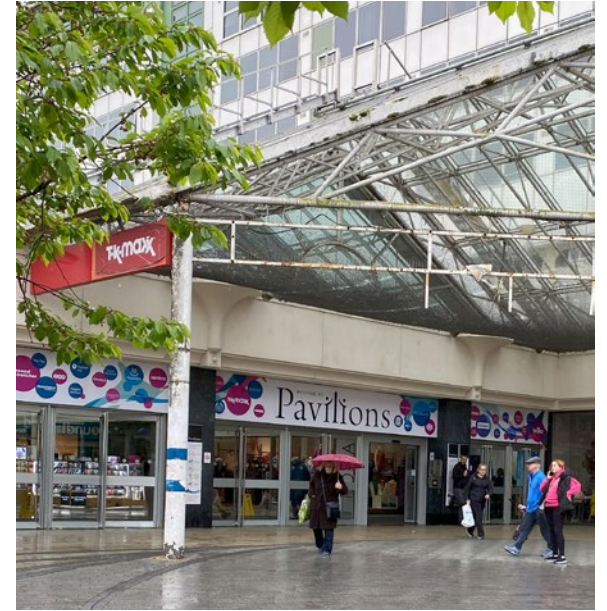
TBC

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agent, MP Real Estate.



CONTACT



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