

UNION

2 VINE ST | UXBRIDGE | UB8 1QE

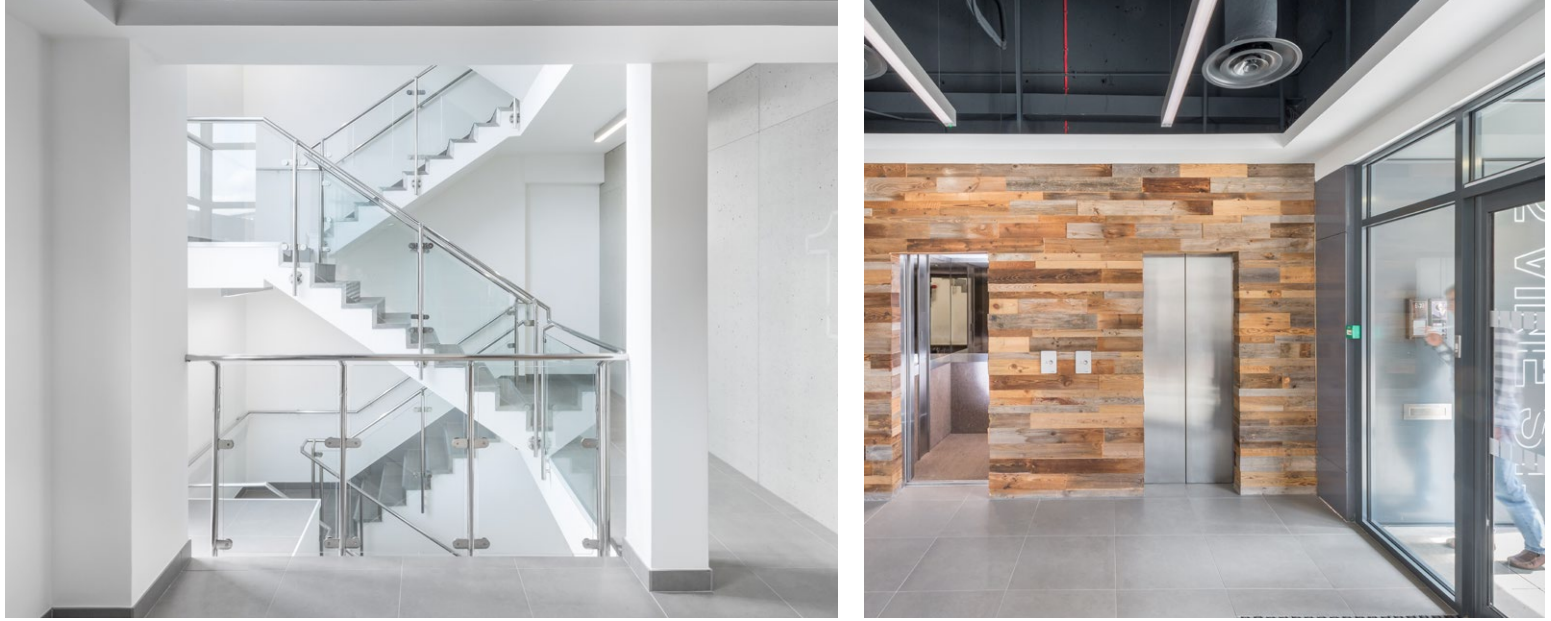
2,483 – 7,829 sq ft of newly refurbished
modern town centre office space.

Available now.

WELCOME TO THE UNEXPECTED

Union totals approximately 24,000 sq ft of prime town centre office space.

The building has undergone a comprehensive refurbishment to provide high quality finishes throughout.



RAISING THE BAR



Contemporary design



3m high exposed soffit



Micro raised floors



LED lights



Fibre connectivity in situ



Air conditioning



Car parking ratio of 1:575 sq ft



Bike racks



Showers



Changing facilities

*more space available on licence.

INSPIRED WORKSPACE

The available space is on the second and third floor, offering up to 7,829 sq ft of media-style offices.

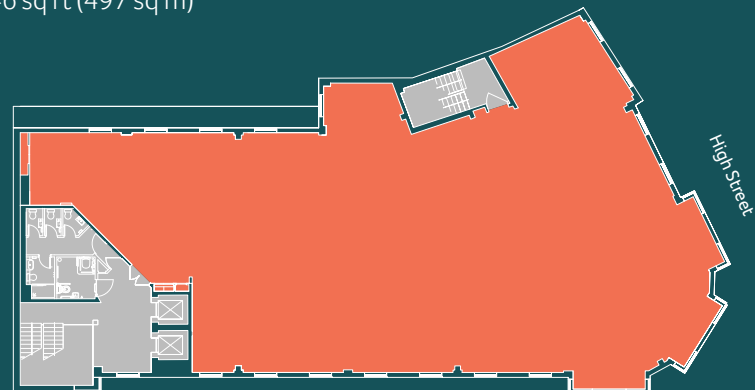
Exposed services and open floor plates will provide the most discerning occupiers with a premium, contemporary workspace.

Availability

Floor	Tenant	Sq Ft	Sq M
4	Let	Let	Let
3	Available	5,346	497
2	Available	2,483	231
1	Let	Let	Let
Total		7,829	728

Third Floor Plan

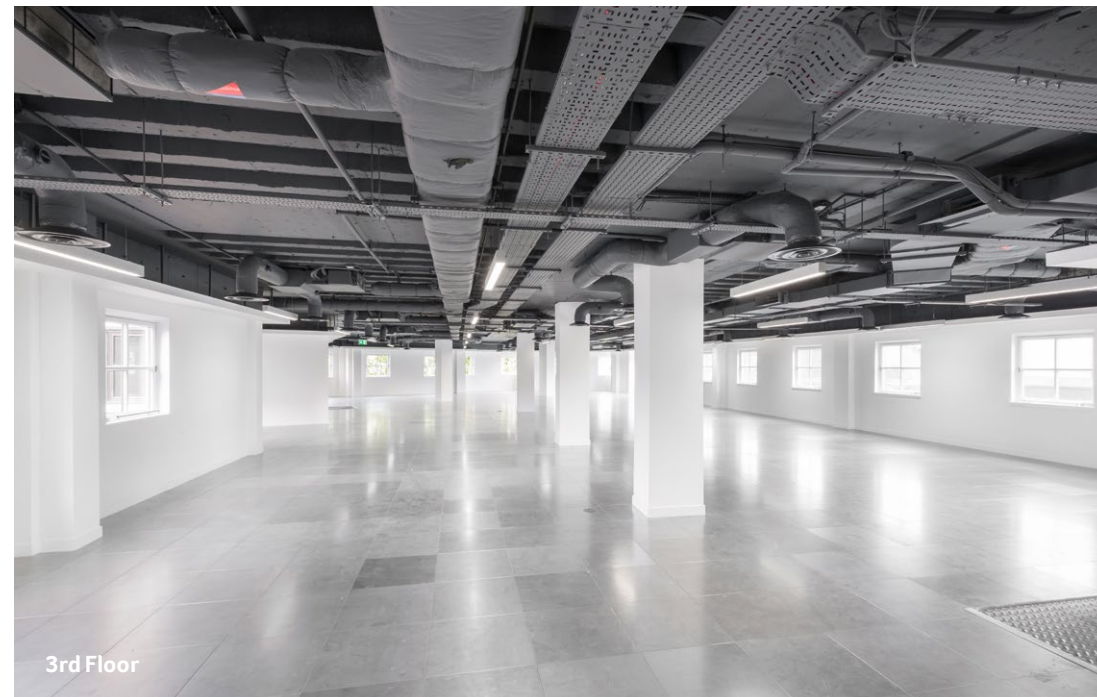
5,346 sq ft (497 sq m)



Plan not to scale, for indicative purposes only.



3



LIFE & STYLE

Union is positioned amongst the enticing restaurants, bars and coffee shops of the town centre.

The high street has a variety of shops, cafés and restaurants including Morello Lounge, Pret A Manger and Wagamama. The town centre benefits from two shopping centres, The Pavilions and The Chimes Shopping Centre in addition to a 9-screen IMAX cinema and a number of gyms to choose from.



REGENERATION

St Andrew's Development

A major re-generation project that will enhance the amenity and services within Uxbridge.



1,340 homes



720 pupil primary school



32 acre new public park



Theatre



7,500 sq ft of sports pitches



Care home



GP surgery



90 bed hotel



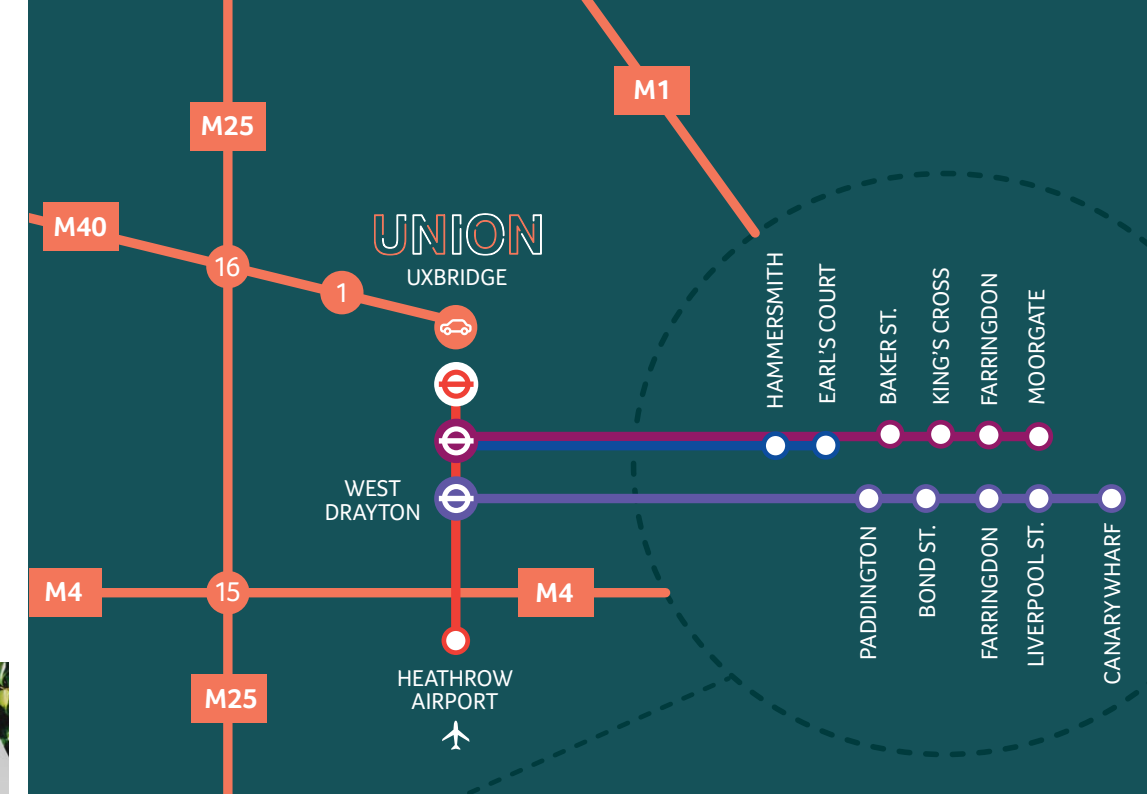
Local Amenities

- | | | | |
|-------------------|------------------|-----------------|--------------------|
| 1. Caffè Nero | 6. M&S | 11. Sainsbury's | 16. Morello Lounge |
| 2. Costa Coffee | 7. Next | 12. Starbucks | 17. The Gym Group |
| 3. Five Guys | 8. Pret A Manger | 13. Tesco | |
| 4. Harris & Hoole | 9. Prezzo | 14. Premier Inn | |
| 5. H&M | 10. River Island | 15. Wagamama | |

SUPER CONNECTED

Uxbridge Station is only a 3 minute walk away from Union

The Metropolitan & Piccadilly lines at Uxbridge and the Elizabeth Line at West Drayton (2.9 miles south), provide excellent connections across London.



By Rail

Elizabeth Line (via West Drayton)

- Paddington 20 mins
- Bond St. 24 mins
- Farringdon 29 mins
- Liverpool St. 31 mins
- Canary Wharf 38 mins

Metropolitan

- Baker St. 39 mins
- King's Cross 45 mins
- Farringdon 48 mins
- Moorgate 52 mins

Piccadilly

- Hammersmith 43 mins
- Earl's Court 48 mins

By Car

- M40 (J16) 5 mins
- M4 (J15) 14 mins
- M1 (J5) 33 mins
- West Drayton 13 mins
- Heathrow 13 mins

By Bus

- West Drayton (U1/222) 23 mins (every 5 mins)
- Heathrow (724/A10) 25 mins (every 15 mins)

Motorways

Bus Route

Elizabeth Line

Metropolitan Line

Piccadilly Line

Journey times from TfL.

FURTHER INFORMATION

Viewing

Strictly through joint sole letting agents:

Hannah Davies

hannah.davies@dtre.com

07501 323 734

DTRE
020 3328 9080
www.dtre.com

Terms

Upon application.

Mark Rose

mark@rose-williams.co.uk

07768 718 856

**ROSE
WILLIAMS**
01895 619890
www.rose-williams.co.uk
COMMERCIAL PROPERTY CONSULTANTS

UNIONXBRIDGE.COM

Misrepresentation Act: These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. February 2024.

Designed & produced by Cre8te - 020 3468 5760 - cre8te.london