

UNION

2 VINE ST | UXBRIDGE | UB8 1QE

2,483 – 7,919 sq ft of newly refurbished
modern town centre office space.

Available now.

WELCOME TO THE UNEXPECTED

Union provides up to 7,919 sq ft of premium workspace arranged over the 2nd and 3rd floors.

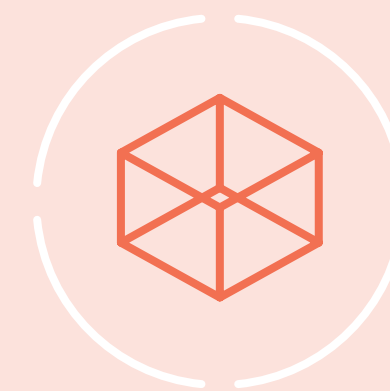
The floors are available in flexible new CAT A+ condition, with 2,483 sq ft on the 2nd floor and 5,436 sq ft on the 3rd floor.



AT A GLANCE



Newly
refurbished



CAT A+ floors



Central & amenity
rich location

RAISING THE BAR

Highly-specified with today's occupier in mind.



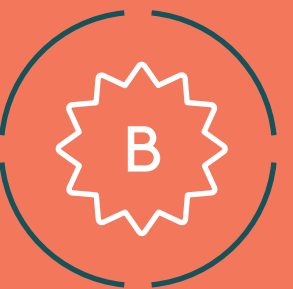
- 01 Open plan workspace
- 02 Collaboration
- 03 Kitchen



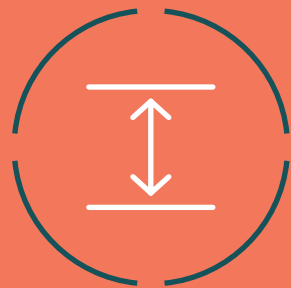
Contemporary design



Air conditioning



EPC rating 'B'



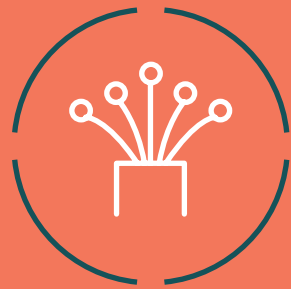
3m high exposed soffit



Car parking ratio of 1:575* sq ft



LED lights



Fibre connectivity in situ



Bike racks



Shower facilities

*more spaces available on licence.

7th Floor



**CREATIVE SPACE FOR
CREATIVE BUSINESS**

INSPIRED WORKSPACE

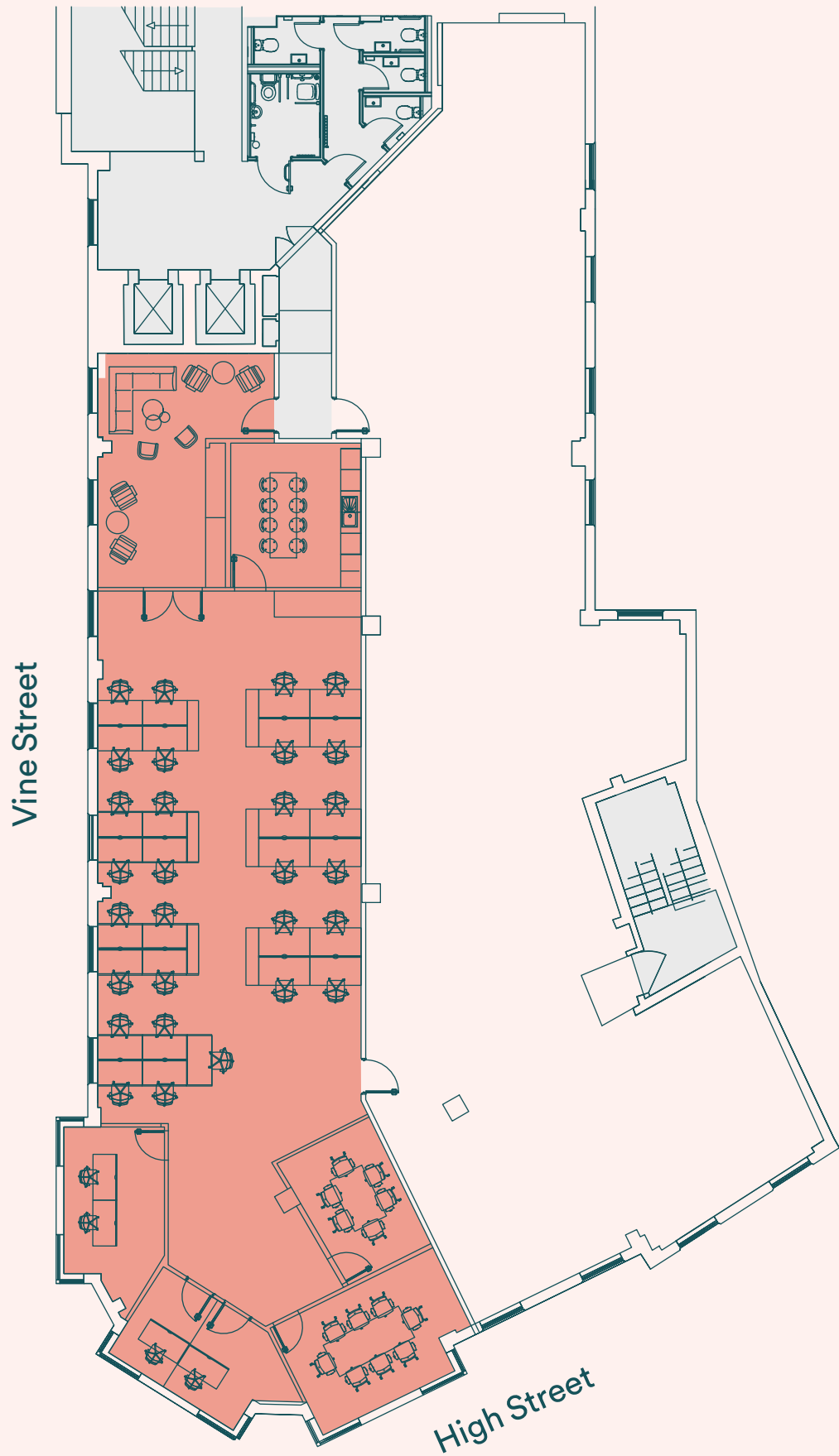
Bright and contemporary workspace with premium design finishes.

The available floors features exposed services and versatile open floorplates filled with natural-light.

Floor	Condition	Sq Ft	Sq M
4			LET
3	CAT A+	5,436	505
Part 2nd	CAT A+	2,483	231
1			LET
Total		7,919	736

Part 2nd Floor Plan

2,483 sq ft (231 sq m)

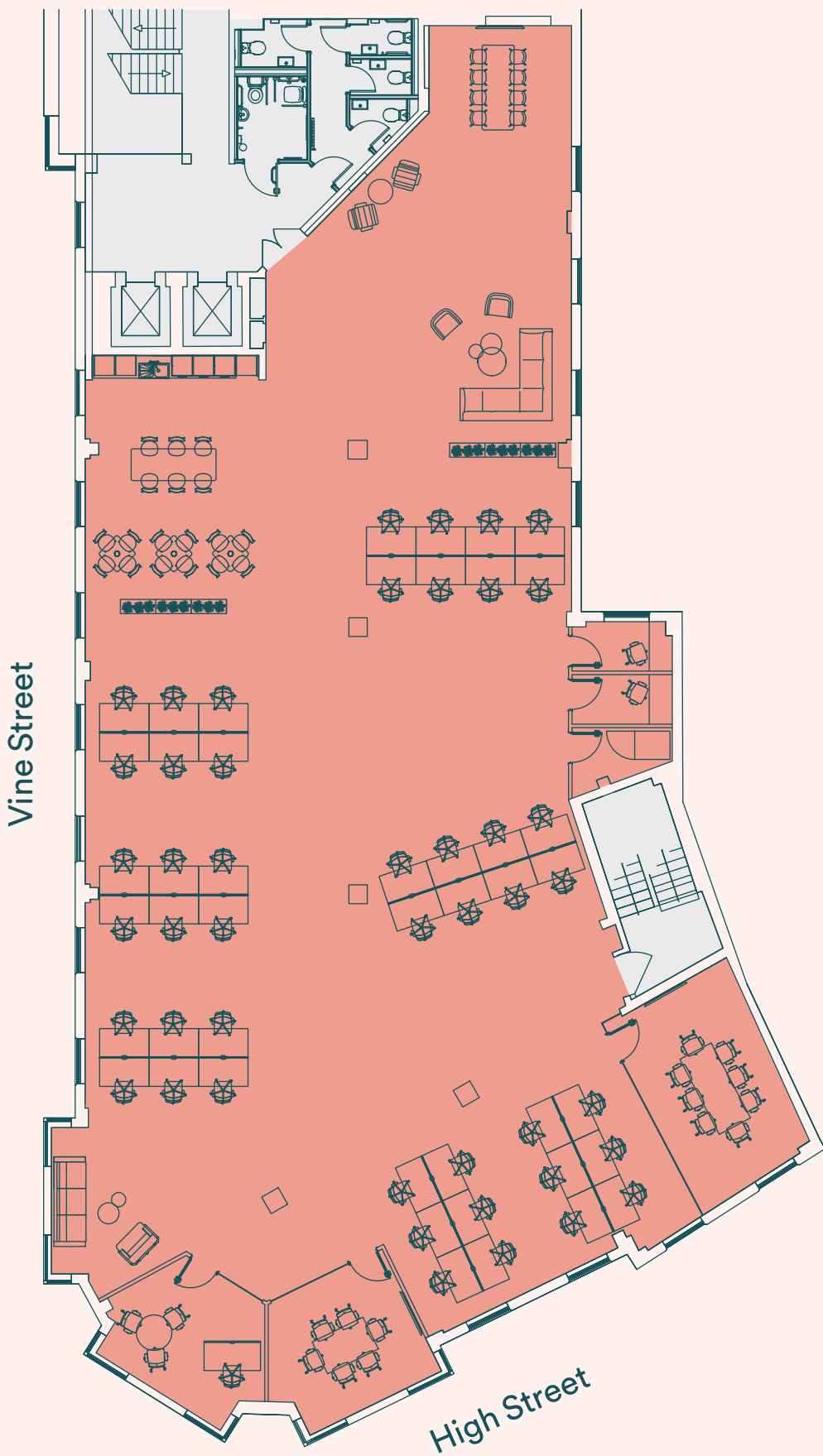


Open plan workstations	29	Kitchen	01
Offices	05	Welcome area	01
Collaboration space	01	Total no. of desks	29

Office Core

3rd Floor Plan

5,436 sq ft (505 sq m)



Open plan workstations	46	Kitchen	01
Offices	03	Welcome area	01
Collaboration space	01	Total no. of desks	46

Plan not to scale, for indicative purposes only.

LIFE & STYLE

Located among the vibrant restaurants, bars, and coffee shops of Uxbridge town centre.

From fine-dining to pop-up markets, independent boutiques to high-street retailers, there's something for everyone.

You'll find two shopping centres, The Pavilions and The Chimes, an IMAX cinema, as well as several gyms, golf clubs, and green spaces to relax and recharge.

- 01 Morello Lounge
- 02 Black Sheep Coffee
- 03 Hillingdon Lido
- 04 The Chimes Shopping Centre
- 05 High Street



01



02



03



04

LOCAL AMENITIES

HARRIS + HOOLE

Boots

the gym group



MORELLO LOUNGE

FIVE GUYS®

M&S

Nando's

H&M

wagamama

RIVER ISLAND



05

IN GOOD COMPANY

Union's town centre position means it is surrounded by many high-profile occupiers, amenities and transport links.



Close to local amenities



03 mins walk from station



SUPER CONNECTED

Uxbridge Station is only a three 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.

Access to the national road network is also easy with the M40, M4 and M1 all nearby.



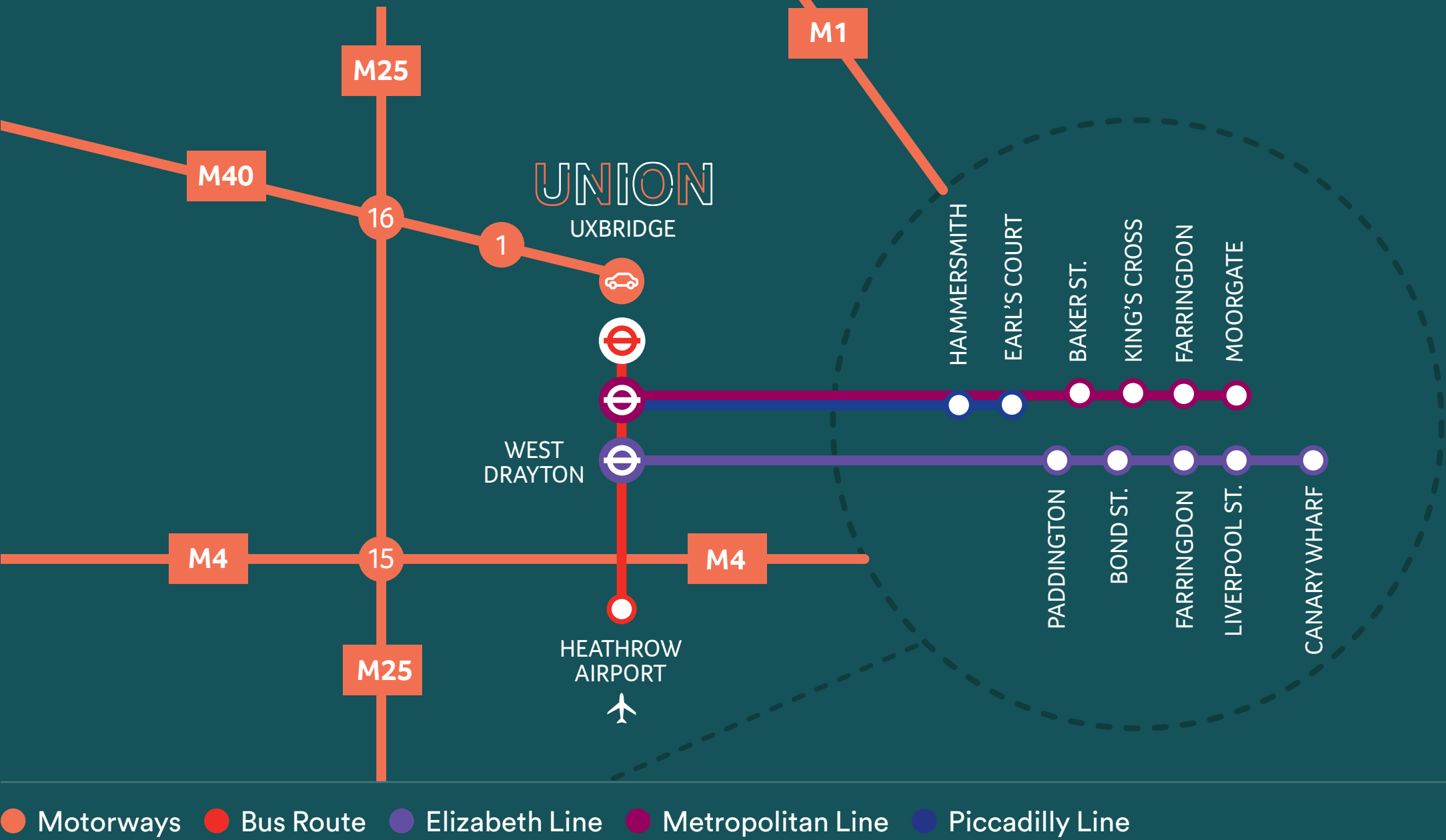
Paddington
20 minutes via
Elizabeth line



M40 5 minutes
drive from
the building



KEY CONNECTION TIMES



By Rail / London Underground

Elizabeth Line (via West Drayton)		Metropolitan		Piccadilly	
Paddington	20 mins	Baker St.	39 mins	Hammersmith	43 mins
Bond St.	24 mins	King's Cross	45 mins	Earl's Court	48 mins
Farringdon	29 mins	Farringdon	48 mins		
Liverpool St.	31 mins	Moorgate	52 mins		
Canary Wharf	38 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)

Journey times from TfL.

FURTHER INFORMATION

VIEWING

Strictly through joint sole letting agents:



Hannah Davies

hannah.davies@dtre.com
07501 323 734

Florence Weston

florence.weston@dtre.com
07761 280 978

TERMS

Upon application.



Mark Rose

mark@rose-williams.co.uk
07768 718 856

UNIONUXBRIDGE.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. July 2024.

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