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# Area Measurement Report

Uxbridge Trade City, Cowley Mill Rd

Uxbridge, UB8 2DB

Reference 25.10.3442

30 October 2025

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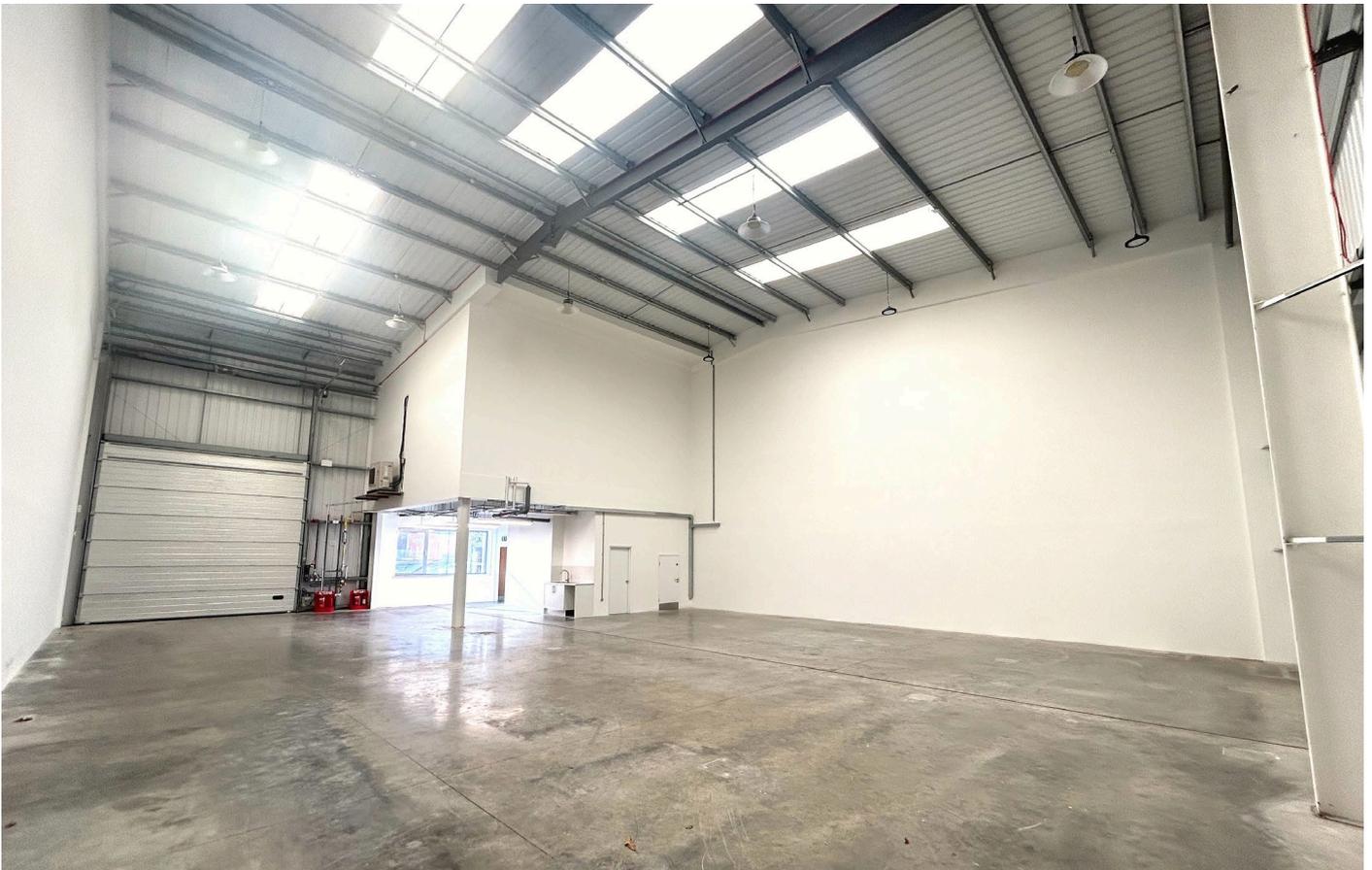
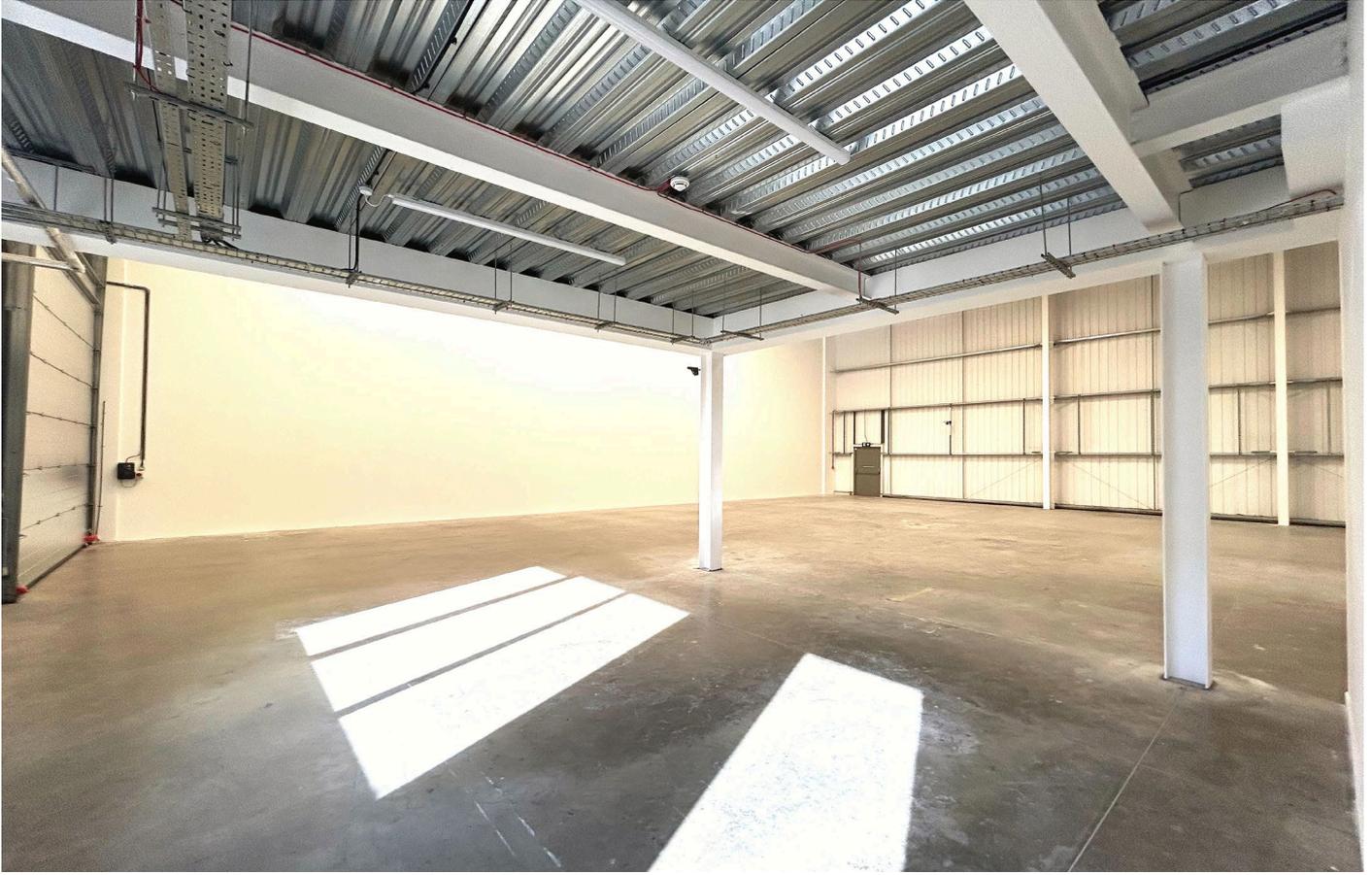
## 1. About Sterling Temple

Sterling Temple is a leading provider of measured property surveys, delivering precise area measurement reports and detailed planning drawings to clients across the UK. Using advanced 3D laser scanning technology and efficient workflows, we ensure exceptional accuracy and fast turnaround times. Our expertise spans a range of property types, from commercial and industrial spaces to complex architectural structures. At Sterling Temple, we are committed to combining cutting-edge technology with professional insight to meet the diverse needs of our clients. Our services provided

- A. Area Measurement Reports
- B. Existing Planning Drawings (floor plans, sections, elevations & site plans)
- C. Land Registry compliant Lease Plans
- D. Matterport Virtual Tours

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## 2. Report Objective

Our objective was to deliver a precise and reliable area measurement survey of Units 18, 19 & 20 Uxbridge Trade City, Uxbridge, ensuring accuracy in gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing clear data for informed decision-making.

## 3. The Property

Uxbridge Trade City, UB8 2DB, presents modern, multi-unit steel portal frame industrial buildings. Units 18, 19, and 20 feature insulated composite panel cladding and low-pitch roofs with translucent lights. Each possesses a power-floated concrete floor slab in the warehouse, high clear heights, and electrically operated sectional loading doors. Integrated two-storey office accommodation includes suspended ceilings, carpeted floors, and comfort cooling, consistent across the depicted units.

## 4. Site Conditions

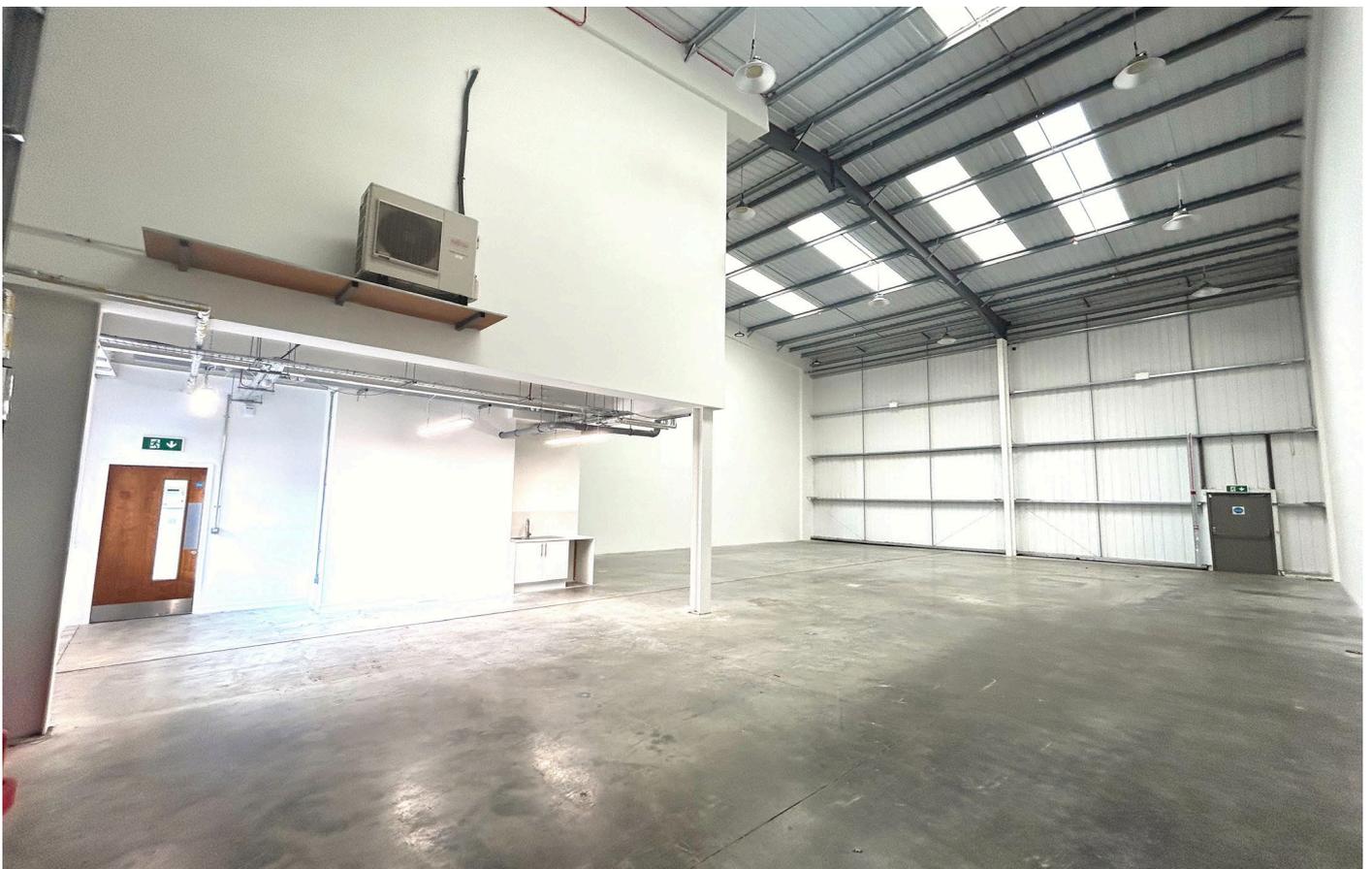
On the day of the survey Uxbridge Trade City units were vacant, while providing an ideal environment for accurate measurements. The units were in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

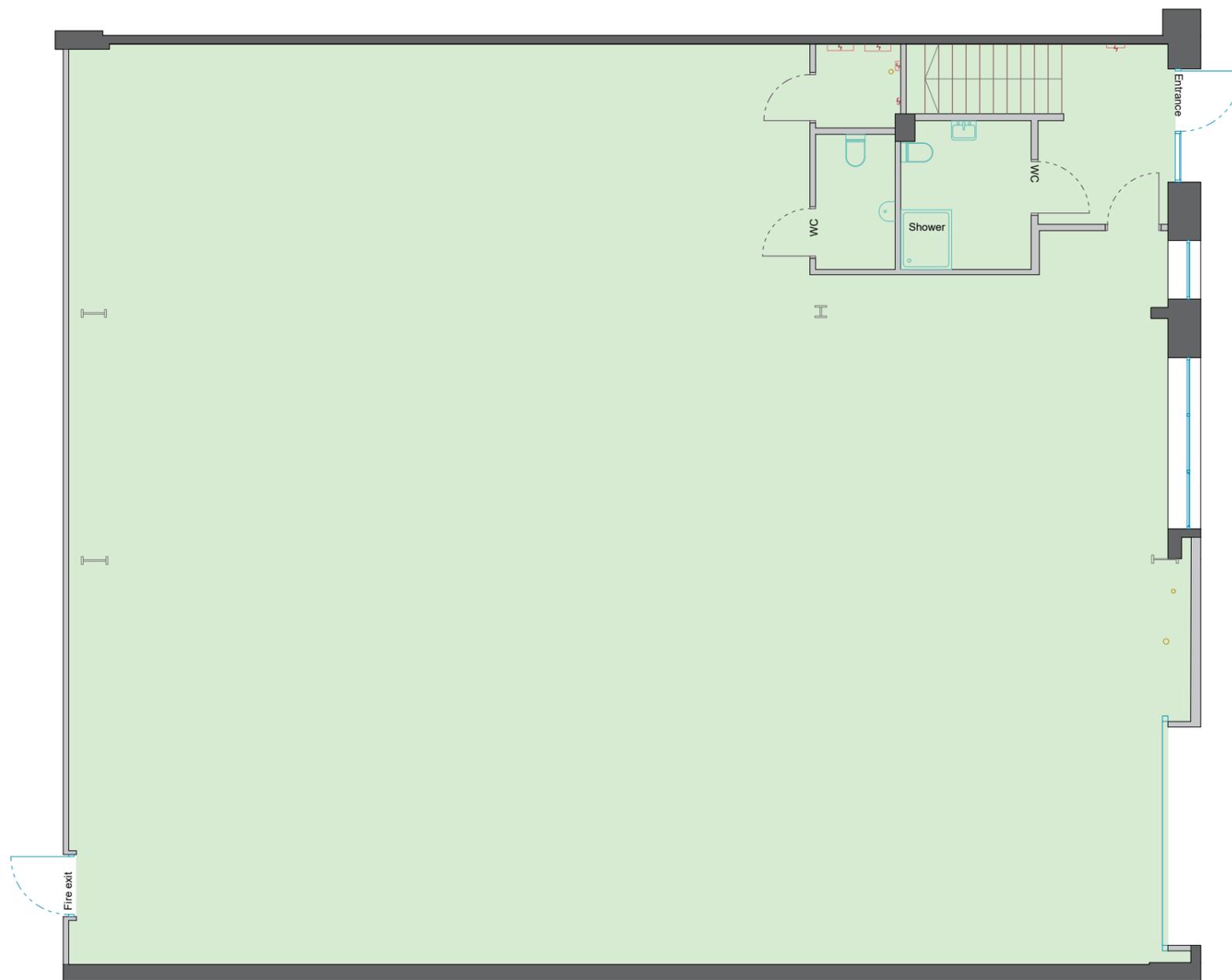
## 5. Schedule of Areas

Gross Internal Area						
	Ground Level		Mezzanine		Total GIA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Unit 18	339.5	3,654	58.9	634	398.4	4,288
Unit 19	280.0	3,014	46.8	504	326.8	3,518
Unit 20	280.4	3,018	46.6	502	327.0	3,520
Gross External Area						
	Ground Level		Mezzanine		Total GIA	
	SQM	SQFT	SQM	SQFT	SQM	SQFT
Unit 18	359.4	3,869	69.3	746	428.7	4,615
Unit 19	300.4	3,234	56.7	610	357.1	3,844
Unit 20	303.4	3,266	56.4	607	359.8	3,873

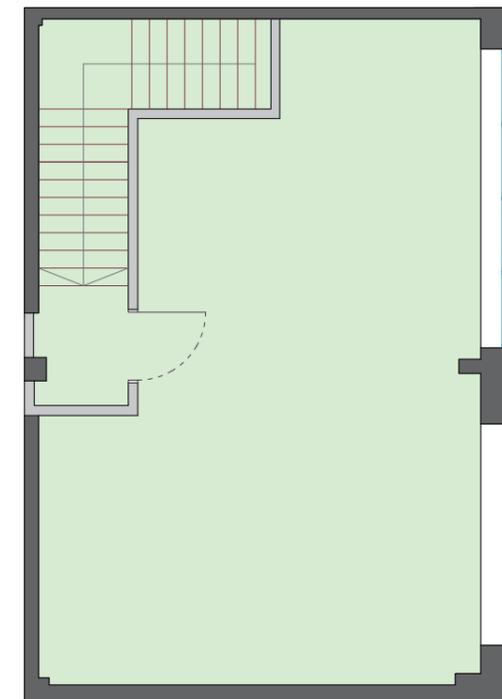
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Ground Level



Mezzanine Level



# Unit 18

Trade City Business Park  
Cowley Mill Road, Uxbridge  
UB8 2D8

## REFERENCES

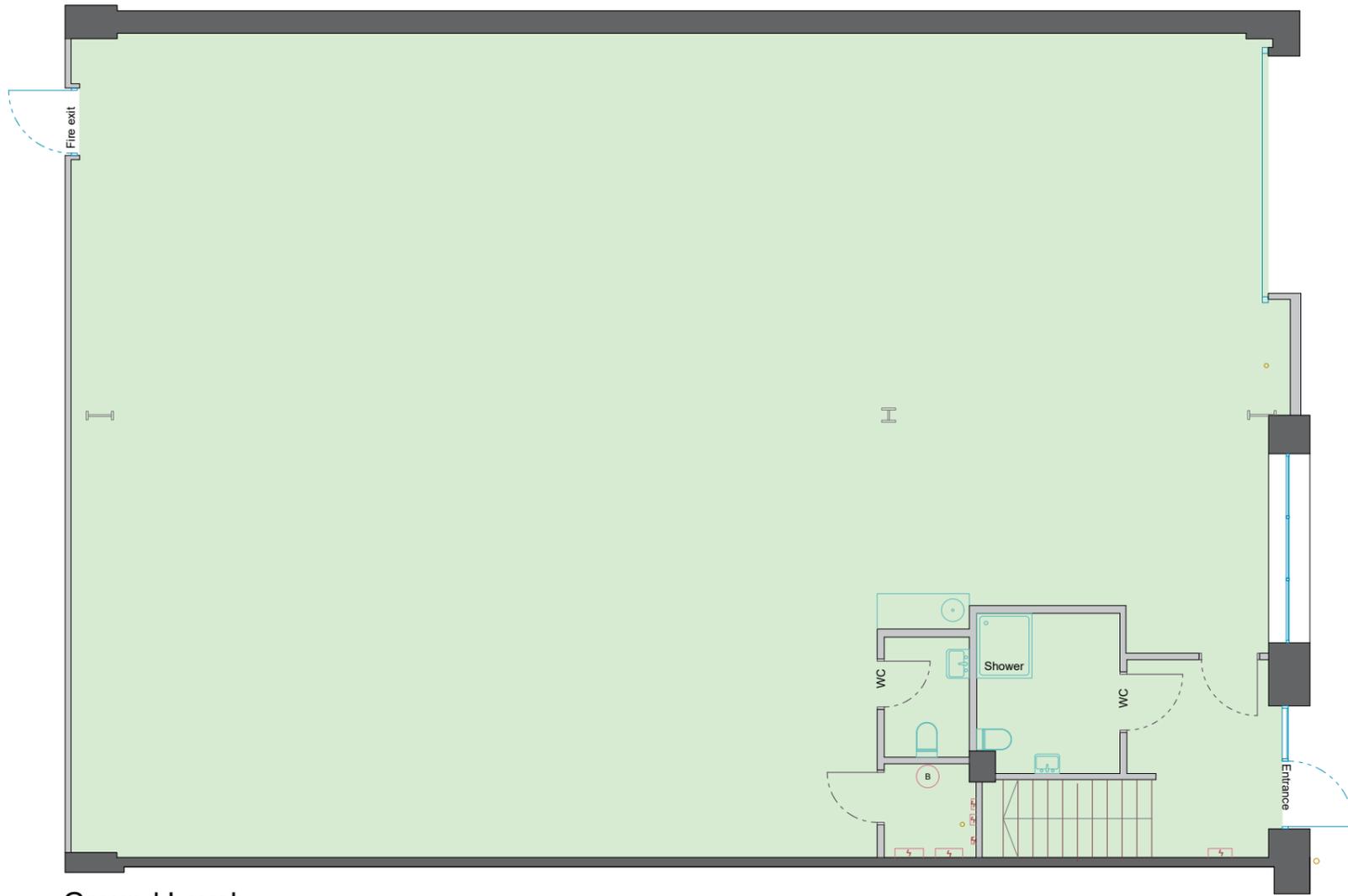
 Gross Internal Area

Drawing Name  
Unit 18 Floor Plan

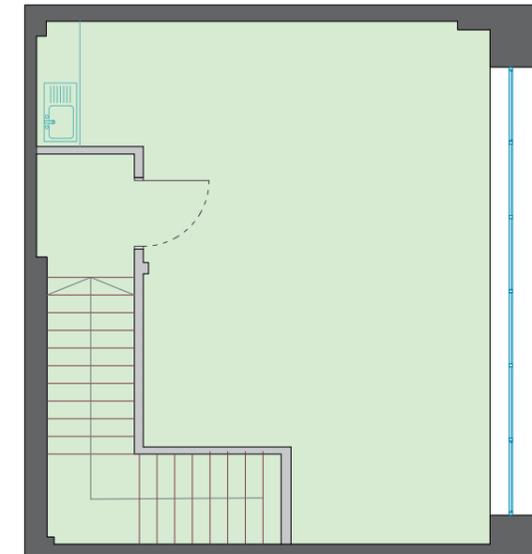
Date	Revision	Project Number	Description	Rev
30/10/2025	00	25.10.3442	Property Survey	0/0

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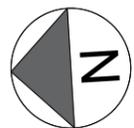
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Ground Level



Mezzanine Level



Scale 1:100

# Unit 19

Trade City Business Park  
Cowley Mill Road, Uxbridge  
UB8 2D8

## REFERENCES

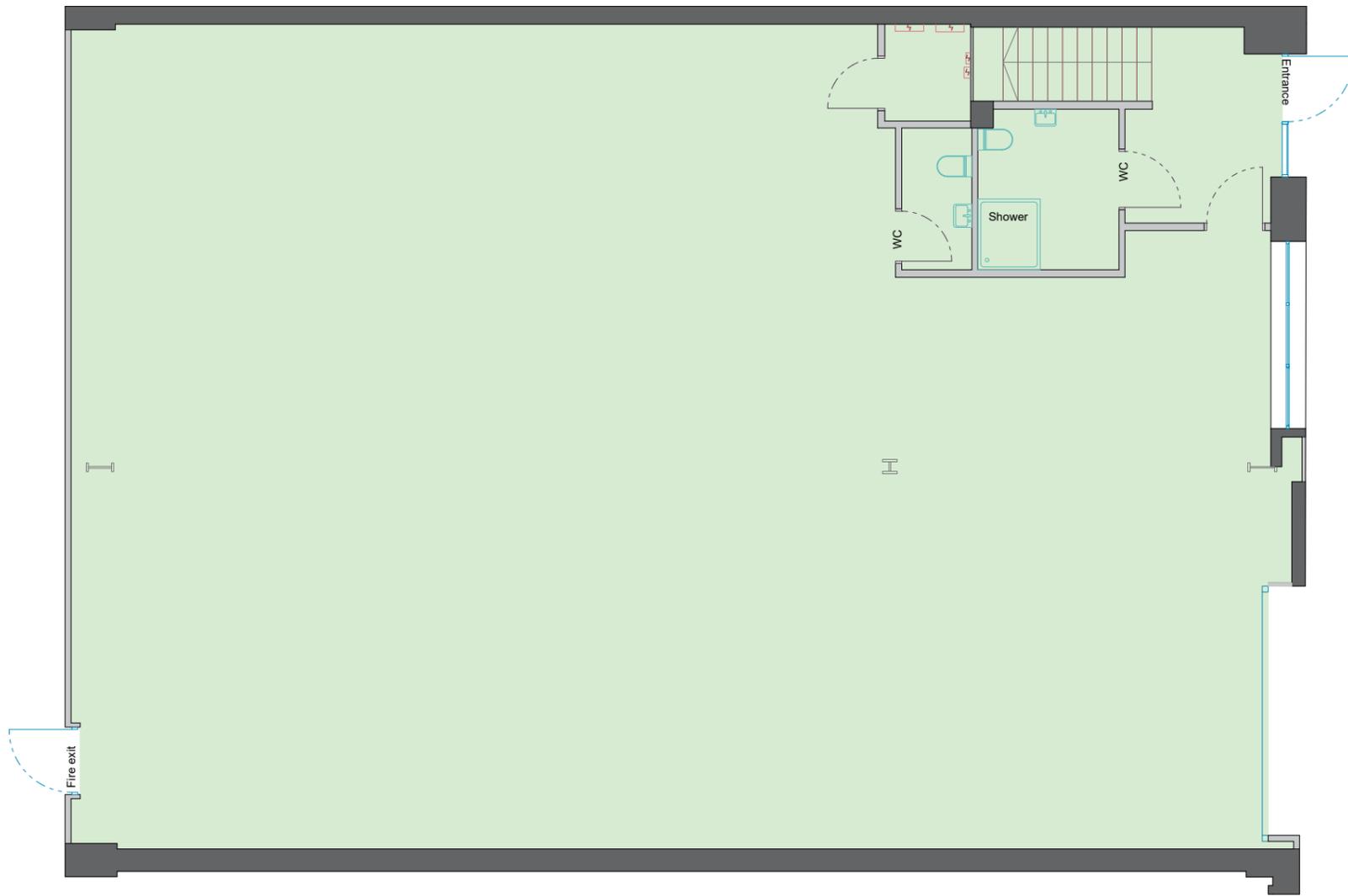
 Gross Internal Area

Drawing Name  
Unit 19 Floor Plan

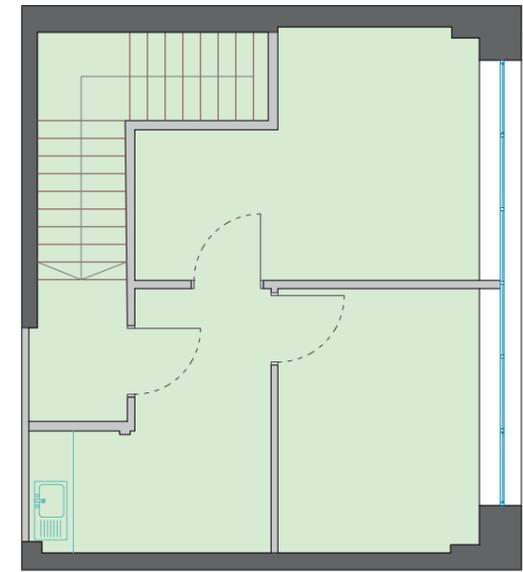
Date	Revision	Project Number	Description	Rev
30/10/2025	00	25.10.3442	Property Survey	0/0

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Ground Level



Mezzanine Level



# Unit 20

Trade City Business Park  
Cowley Mill Road, Uxbridge  
UB8 2D8

REFERENCES

 Gross Internal Area

Drawing Name  
Unit 20 Floor Plan

Date	Revision	Project Number	Description	Rev
30/10/2025	00	25.10.3442	Property Survey	0/0

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## 7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at Uxbridge Trade City, Uxbridge. Our team has delivered precise calculations for the gross internal areas, supported by a detailed floor plan and survey notes. The property was surveyed under optimal conditions, ensuring accuracy and reliability in the results.

We are confident that the data and insights provided in this report will support your property planning, valuation, and compliance needs. Should you require any further information or additional services, please do not hesitate to contact us.

Thank you for choosing Sterling Temple for your measured surveying requirements.