



Uxbridge Phase I

Trade City

CLIENT: AGS / Driving Standards Agency / Speculative

LOCATION: Uxbridge

DESCRIPTION: Trade City

VALUE: £10.4 million

Kier Park Uxbridge is a former gas works site with planning consent for 200,000 sq ft of B1, B2 & B8.

Kier purchased the heavily contaminated site from National Grid. Working closely with Kier Construction, the site was bio-remediated for £2m.

Phase 1 of the site was anchored by pre lets to AGS Fourwinds and the DSA, and delivered 11 Trade City units totally 35,000 sq ft which completed in Feb-12. Of these units, 25% were pre-sold before PC, with a further two selling within 3 months of completion.



To develop Phase 2 Kier formed a joint venture with clients of DTZ Investment Management. A total of 121,000 sq ft has been delivered across 11 separate buildings ranging from 4,000 sq ft - 24,000 sq ft. Construction commenced in August 2013 and completed on timetable and on budget in April 2014. The units will be offered on a leasehold basis.

www.trade-city.co.uk

