

# UNION

2 VINE ST | UXBRIDGE | UB8 1QE

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2,483 – 6,373 sq ft of newly refurbished  
modern town centre office space.

Available now.



# WELCOME TO THE UNEXPECTED

Union provides up to 6,373 sq ft of premium workspace arranged over the 2nd and 4th floors.

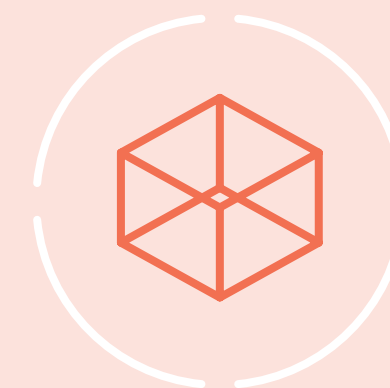
The floors are available in flexible CAT A+ condition, with 2,483 sq ft on the 2nd floor and 3,890 sq ft on the 4th floor.



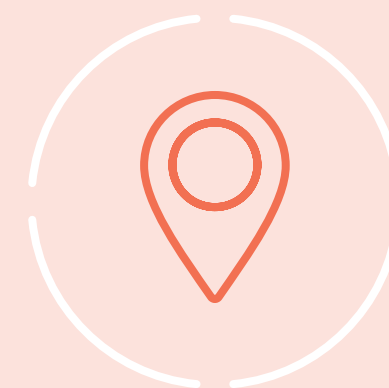
## AT A GLANCE



Newly  
refurbished



CAT A+  
floors



Central & amenity  
rich location



# RAISING THE BAR

Highly-specified with today's occupier in mind.



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.

01



02



03



04



## Indicative 4th Floor CGIs

01 Meeting room

02 Kitchen

03 Breakout space

04 Open plan workspace



Indicative 4th Floor Breakout Area

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# CREATIVE SPACE FOR CREATIVE BUSINESS

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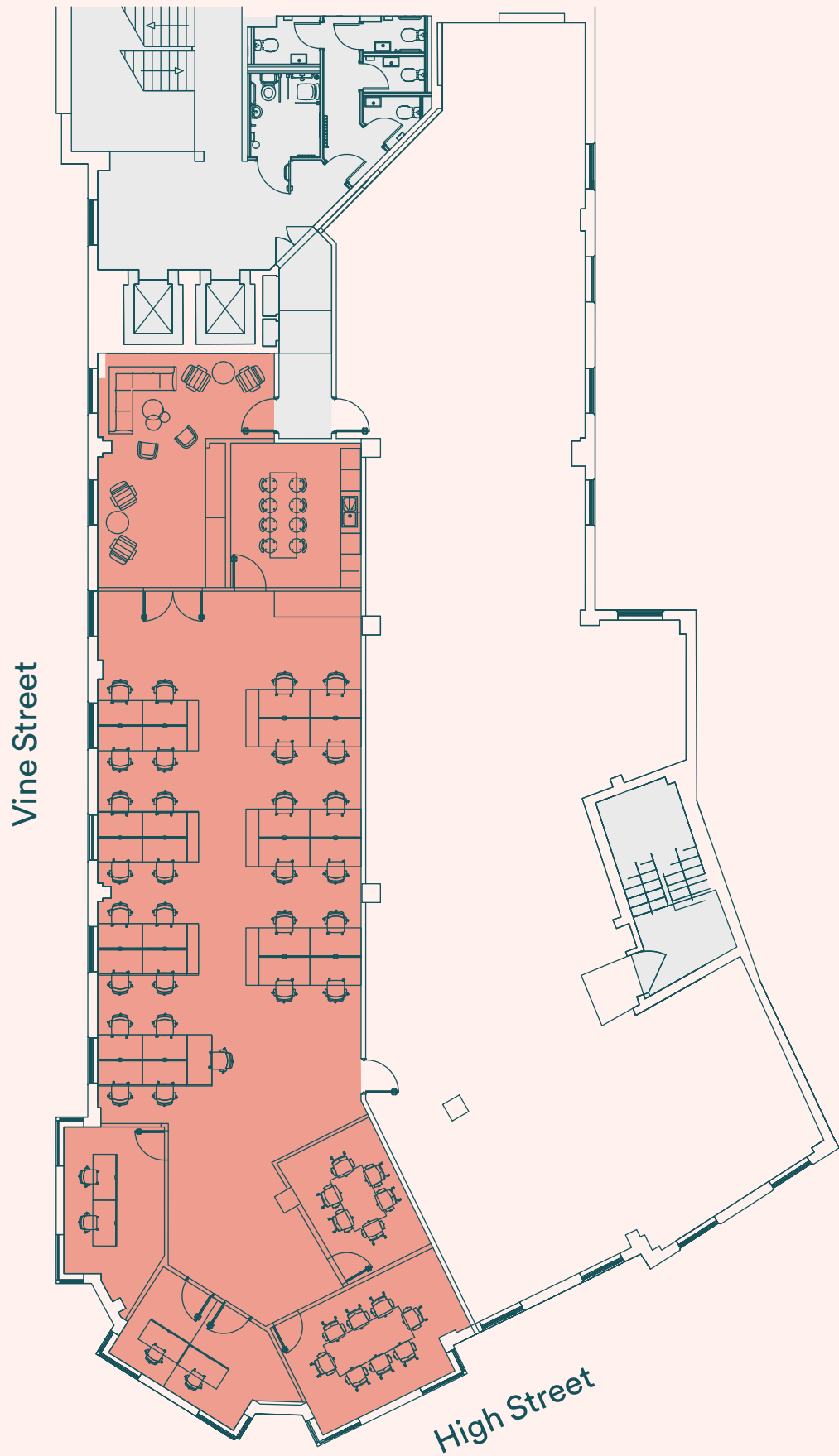
# INSPIRED WORKSPACE

Bright and contemporary workspace with premium design finishes.

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

Floor	Condition	Sq Ft	Sq M
4th	CAT A+	3,890	362
Part 2nd	CAT A+	2,483	231
Total		6,373	592

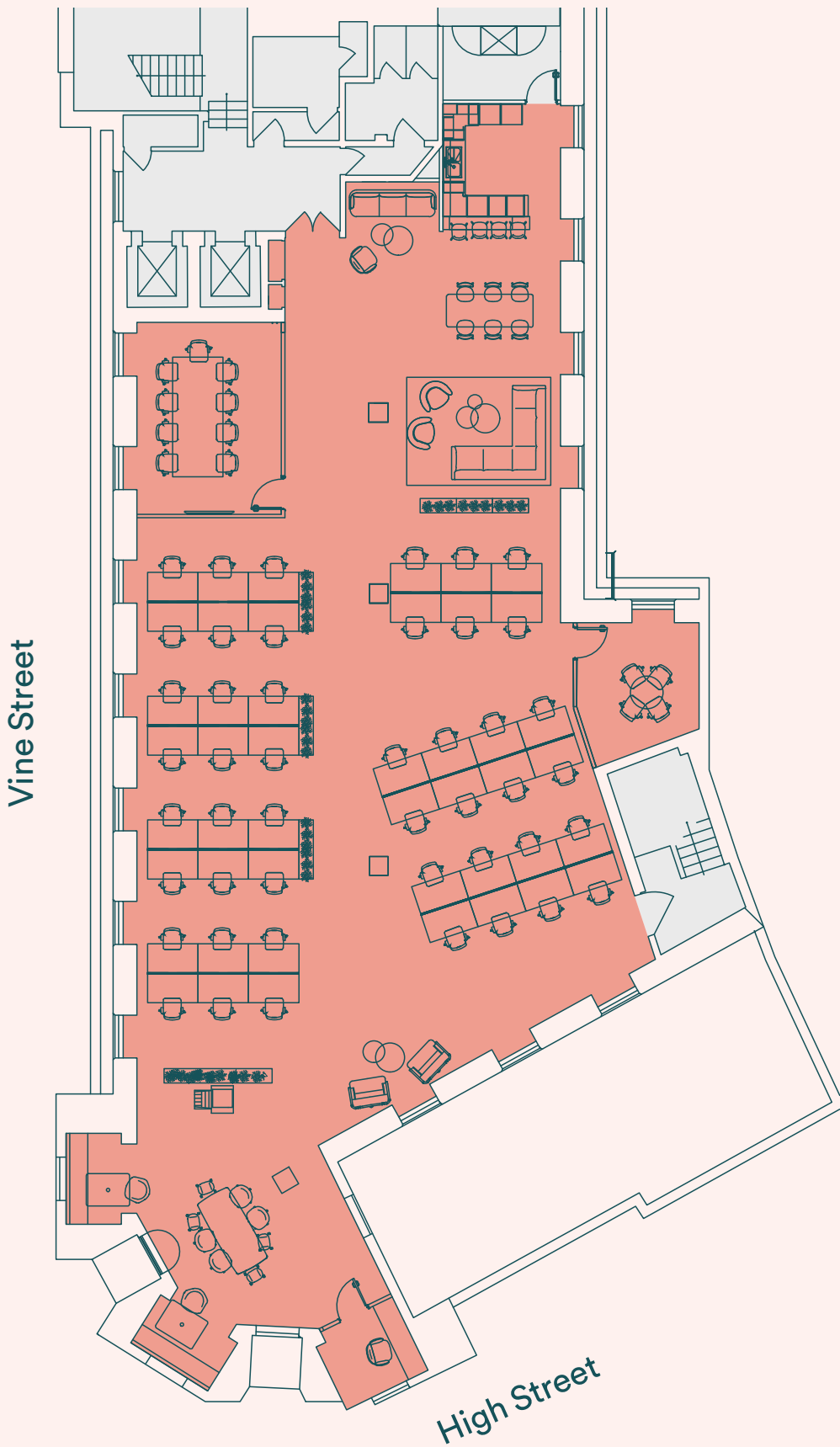
Part 2nd Floor Plan2,483 sq ft (231 sq m)



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

Office Core

Indicative 4th Floor Plan3,890 sq ft (362 sq m)



Open plan workstations	46	Kitchen / breakout area	01
Offices / meeting rooms	02	Welcome area	01
Agile working areas	03	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



## LOCAL AMENITIES

HARRIS + HOOLE

Boots

the gym group



MORELLO LOUNGE

FIVE GUYS®

M&S

Nando's

H&M

wagamama

RIVER ISLAND





# 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



xerox

AMGEN

Mondelēz International

Bristol-Myers Squibb

Daiichi-Sankyo

THE PAVILIONS

TEMPUR+SEALY

LAVAZZA  
TORINO, ITALIA, 1895

REGENERON

Manpower

UXBRIDGE STATION

THE CHIMES

MORELLO LOUNGE

the gym group

Hertz

UNION

MONSTER ENERGY



# 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.



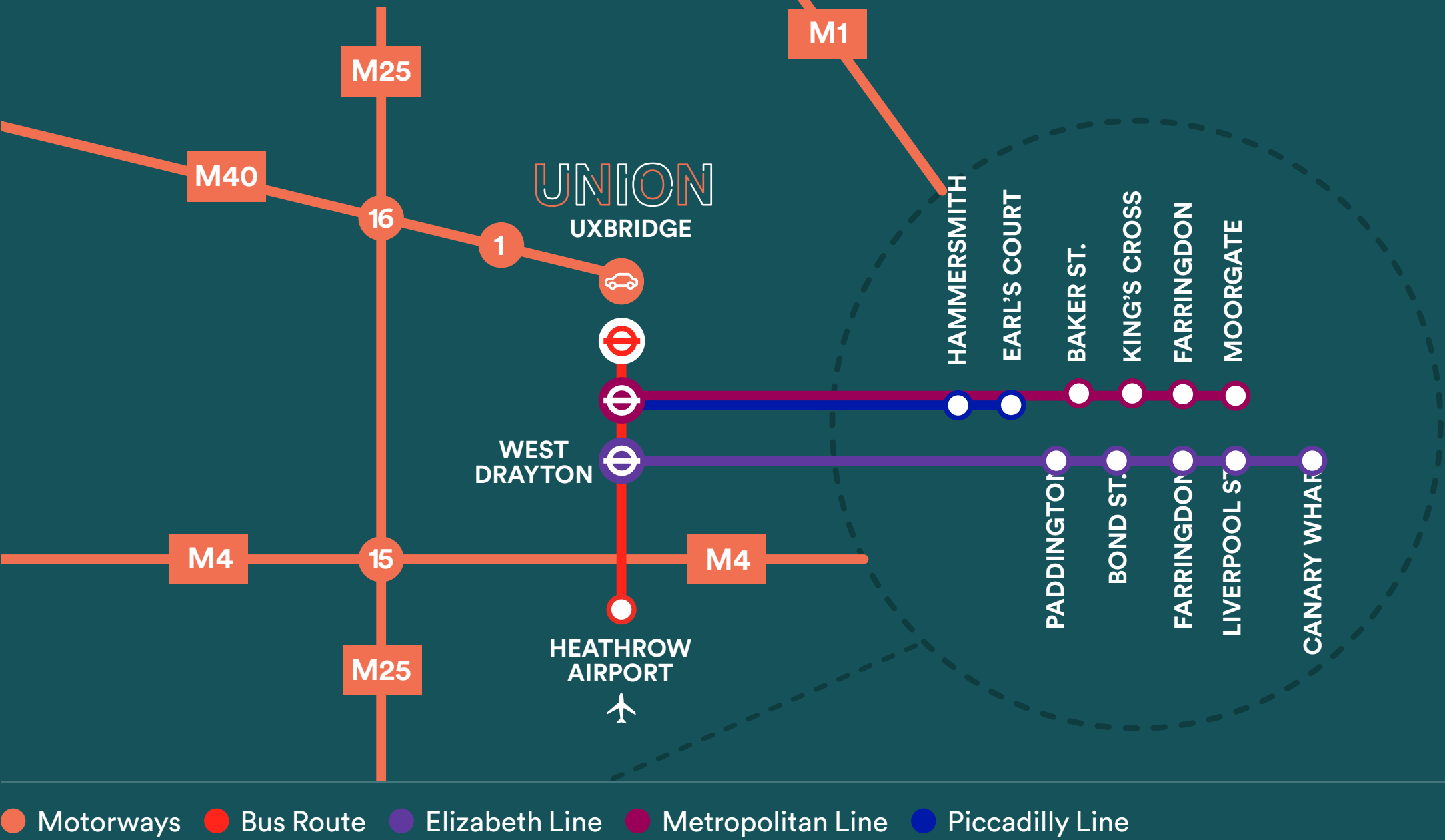
Paddington  
20 minutes via  
Elizabeth line



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

Journey times from TfL.



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# FURTHER INFORMATION

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## VIEWING

Strictly through joint sole letting agents:



### Hannah Davies

[hannah.davies@dtre.com](mailto:hannah.davies@dtre.com)  
07501 323 734

### Florence Weston

[florence.weston@dtre.com](mailto:florence.weston@dtre.com)  
07761 280 978

## TERMS

Upon application.



### Mark Rose

[mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)  
07768 718 856

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. June 2025.

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