

Warehouse / Industrial Unit

Colliers

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TO LET

**21,593 SQ FT
(2,006 SQ M)**

Unit 203 Riverside Way
Uxbridge, UB8 2YF

Key points

- To be refurbished – available Q4 2024
- 7.5m eaves height
- 2 level access loading doors
- Shared secure yard
- LED lighting
- First floor office and ground floor reception with additional ability to fit out undercroft
- 3 phase power and gas supply
- WC facilities

[Rent available upon application.](#)

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Unit 203 Riverside Way, Uxbridge

Description

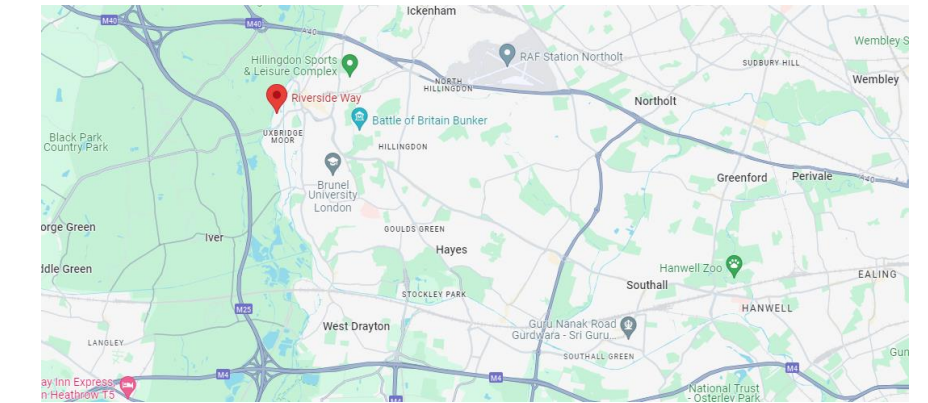
Unit 203 forms part of Riverside Way Business Park, a well-established and sought-after industrial location to the West of Uxbridge town centre. The estate benefits from an 80 bed Premier Inn Hotel and Beefeater Restaurant, located at the entrance of the Business Park. Other occupiers include Café Connections, Amari Plastics, Centroid 3D and FSL Aerospace.

The building is of steel portal frame with glazed curtain walling to the office frontages and brickwork to the rear and side elevations. The unit benefits from 7.5m clear internal height in the warehouse, ground and first floor office accommodation, a reception area and ample parking to the front. At the rear the unit has 2 level access loading doors and a shared, secure yard.

Location

Riverside Way is accessed from the A4007 (St John's Road / Rockingham Road) and is located 2.1 miles from the M40 J1, 3.1 miles from the M25 J16, and 5.4 miles from the M4 J4.

Uxbridge Town Centre, which features a wide range of retail, restaurant and leisure facilities is located 0.8 miles to the east and is served by the Metropolitan and Piccadilly lines.



Energy Performance Rating

TBC

Rent

Rent on Application

VAT

All prices and other costs quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
TOTAL	21,593	2,006



Disclaimer
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ANTI MONEY LAUNDERING
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.