

To Let

To Be Refurbished

Warehouse / Industrial Unit

21,593 Sq Ft 2,007.08 Sq M

203RW

203 Riverside Way

Uxbridge UB8 2YF



SPACE FOR SUCCESS



Unit 203 provides 21,593 Sq Ft (2,006 Sq M) of warehouse / production accommodation which is to be extensively refurbished throughout. The building is of steel framed design with glazed curtain walling to the office frontage and benefits from a shared secure yard and ample parking externally.

Unit 203	Sq Ft (GEA)	Sq M (GEA)
Warehouse	16,531	1,536
Ground Floor Offices	1,745	162
Second Floor Offices	3,317	308
Total	21,593	2,006



- 8.6M Eaves Height
- 2 Electric Loading Doors
- Shared Secure Yard
- Landscaped Environment
- First Floor Office
- De-gasifying Unit
- Heating and Cooling to Office
- Dual EV Charging Points
- PV Systems on Roofs
- New LED Lighting

On Site Amenities Include:

Beefeater Premier Inn



Riverside Way, Uxbridge offers an ideal location with a wide range of retail, restaurant, and leisure facilities nearby, including The Chimes Uxbridge shopping centre, The Pavilions, and major retailers like Tesco, M&S, Primark, and Boots.

The area boasts unrivalled access to the M40, A40, M25, and M4 providing seamless connectivity to Heathrow Airport and Central London. Uxbridge Underground station providing both Metropolitan and Piccadilly line services is also conveniently located within half a mile, ensuring easy access to the city's transport network.

Viewings - Strictly through the joint sole agents

Terms - A new FRI lease is available directly from the Landlord

For further information:

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Drive Times	Miles	Minutes
Uxbridge Tube (Piccadilly & Metropolitan Lines)	1	4
M40 J1	2.6	10
M25 J16	4.8	10
Heathrow Airport	6.5	18
Central London	17.4	40

Rent - Upon Application

AVIVA