

202 RIVERSIDE WAY
UXBRIDGE | UB8 2YF



FULLY REFURBISHED
WAREHOUSE / INDUSTRIAL UNIT
TO LET 21,604 SQ FT (2,007.08 SQ M)





UNIT 202 RIVERSIDE WAY

202 Riverside Way provides a semi-detached, high quality industrial/warehouse unit of 21,604 sq ft (2,007.08 sq m) which is to be extensively refurbished throughout. The unit is of steel frame design with glazed curtain walling to the office frontages and brickwork to the rear and side elevations.

Externally the unit benefits from a shared secure yard and 38 parking spaces.

SPECIFICATION

PRODUCTION / WAREHOUSE

- 7.5m (24ft 7ins) eaves height
- Two electrically operated loading doors 5.0m x 4.0m per unit
- Reinforced concrete floors to BRE heavy load
- Telescopic anti-ram-raid bollards to loading doors
- All main services including communications ducting

OFFICES

- Gas-fired central heating
- Suspended ceilings with recessed LG3 lighting
- Carpeted raised access floors with 150mm clear void at first floor level
- Maple finishes to doors and skirtings
- Entry intercom
- Office expansion capability

EXTERNAL

- Lighting to the external areas
- Shared secure enclosed yard
- Landscaped environment

ACCOMMODATION

WAREHOUSE	16,537 sq ft	1,536.34 sq m
GROUND FLOOR OFFICES	1,745 sq ft	162.12 sq m
FIRST FLOOR OFFICES	3,322 sq ft	308.62 sq m
TOTAL	21,604 sq ft	2,007.08 sq m

(All areas are measured on a Gross External basis).

LOCATION

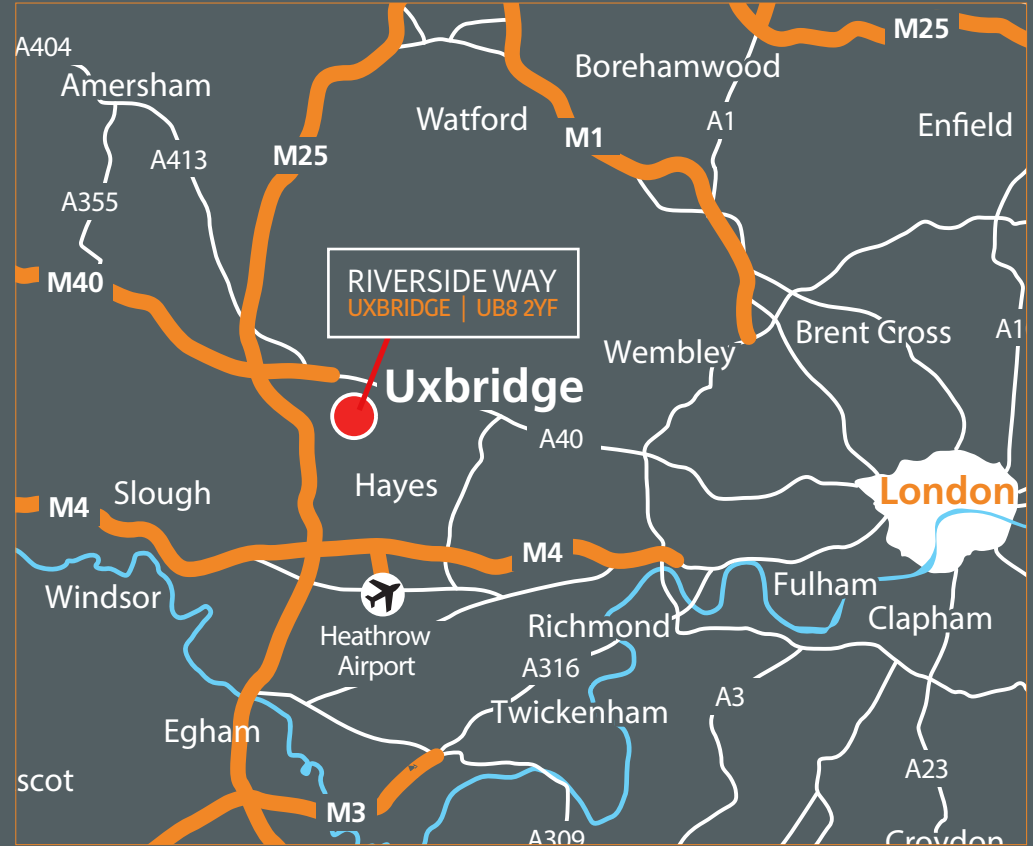
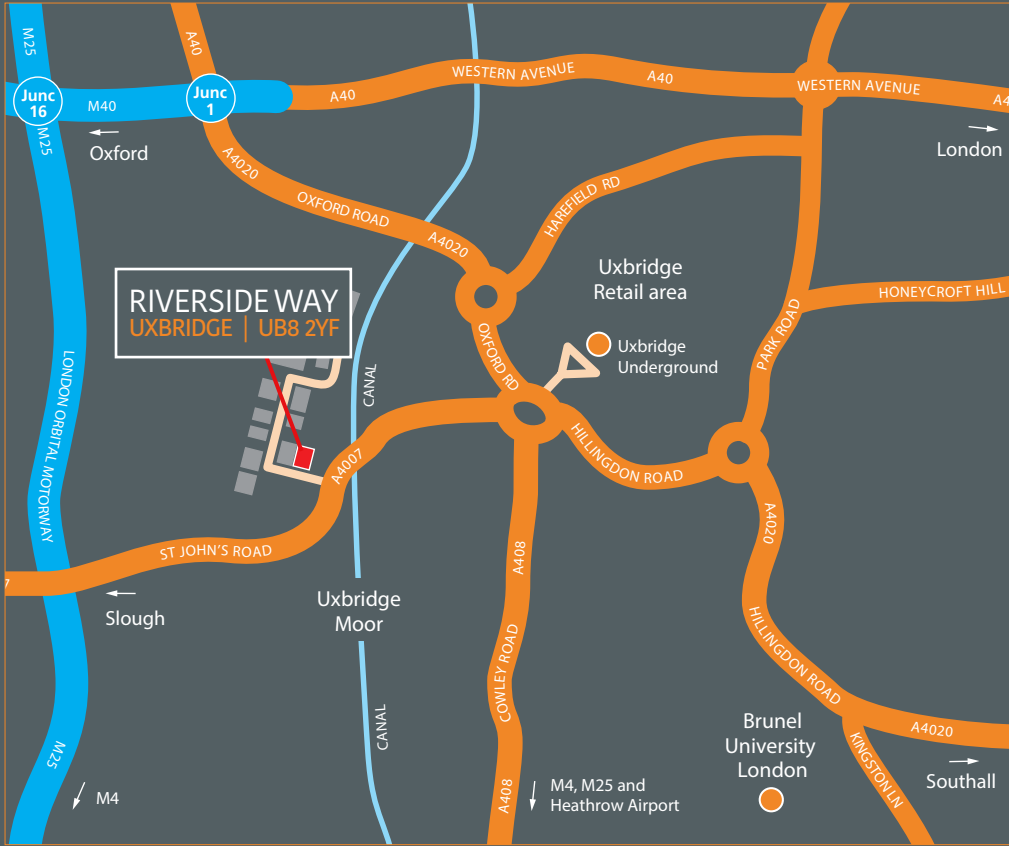
Riverside Way provides unrivalled access to the M40, A40, M25 and M4 Motorways, Heathrow Airport and Central London.

Uxbridge Underground Station is within half a mile and provides services to Central London via the Piccadilly and Metropolitan Lines.

DISTANCES

BY ROAD	MILES	TIME
M40 Junction 1	2.6	10min
M25 Junction 16	4.8	10min
Central London	17.4	40min
Heathrow	6.5	18min
Uxbridge Station (Piccadilly and Metropolitan Lines)	0.9	6min

(Source: Google Maps)




020 8759 4141
jll.co.uk/property

Melinda Cross
 07748 267748
melinda.cross@eu.jll.com

Sarah Downes
 07856 003033
sarah.downes@eu.jll.com



01895 813344
www.colliers.com/uk/industrial

Patrick Rosso
 07825 571048
patrick.rosso@colliers.com

Simon Quine
 07771 541520
simon.quine@colliers.com



Alastair Wakefield
 07540 147628
alastair.wakefield@avivainvestors.com