



TO LET

Unit 30 Riverside Way Business Park

Uxbridge, UB8 2YF

To be Refurbished

**10,679 SQ FT
(992 SQ M)**

Key Points:

- To be refurbished
- Semi-detached with secure shared yard
- 6m clear height
- 1x level access door
- 30kN/m² floor loading
- Fitted offices & WCs
- 15 car parking spaces



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Description

Unit 30 is situated a well-established and sought-after industrial location to the West of Uxbridge town centre.

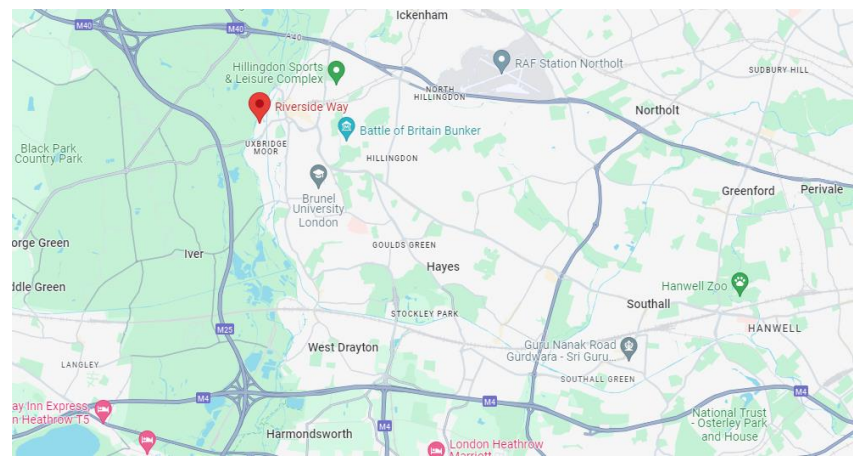
The building is of steel framed construction with brickwork infill and glazed curtain walling. It benefits from 6m clear height, fitted WCs/Office provisions and 15 car parking spaces.

Main occupiers include Café Connections, Amari Plastics, Centroid 3D and FSL Aerospace.

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.



Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	8,141	756.3
Ground & FF Offices	2,538	235.7
Total	10,679	992

Rent

Rent on Application

Energy Performance Rating

TBC

Terms

The unit is available by way of a new FRI lease on terms to be agreed.

Further details available upon request.



Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

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

VAT

All prices and other costs quoted exclusive of VAT.





Patrick Rosso

Director

Patrick.Rosso@colliers.com
+44 7825 571048



Stan Gibson

Surveyor

Stanley.Gibson@colliers.com
+44 7776 605378



YC Lau

Graduate Surveyor

YC.Lau@colliers.com
+44 7551 383904

Joint Agents:

Jones Lang LaSalle

Sarah Downes
Sarah.downes@jll.com
+44 7856 003033

Katy Kenealy
Katy.Kenealy@jll.com
+44 7892 704393

Harry Tanner
Harry.tanner@jll.com
+44 7707 863738

[colliers.com](https://www.colliers.com)



95 Wigmore Street

London W1U 1FF

United Kingdom

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