Riverside Way

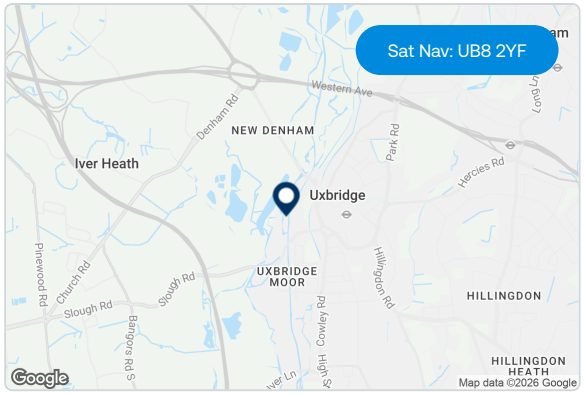
Uxbridge UB8 2YF

Warehouse | 2,323 - 15,096 ft²

- 5.6m eaves height
- Ground level loading area
- Detached unit
- 24-hour access
- Secure yard







Description

TO BE REFURBISHED - Unit E extends to a total of 15,096 sq.ft. The property comprises a standalone unit of steel portal frame construction, benefiting from a large, secure yard. The warehouse is serviced by two level-access loading doors and contains ground and first-floor office accommodation. Additional features include dedicated pedestrian access, roof lights, ample on-site parking and fitted kitchenette & WC facilities.

Unit A is a 2,323 sqft end of terrace unit, of steel portal frame construction, benefiting from a small, secure yard. The warehouse is serviced by one level-access loading door and contains ground floor office accommodation.

Location

Units A and E are situated on Riverside Way Industrial Estate, accessed from the A4007 (St John's Road/Rockingham Road) within Uxbridge. The estate is strategically situated within 21km (13 miles) west of Central London, and 11km (7 miles) of Heathrow Airport to the south. The estate benefits from excellent access to London and the wider motorway network with both M40 at J1 and M25 and J16 motorways located within 2km (1.5 miles) of the property and 5.4 miles from J4 of the M4 Motorway. 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.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit A	Warehouse	2,323	25/12/2026	4,550	D
Unit E	Warehouse	15,096	Coming soon	28,305	E
Total		17,419			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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