

To Let

Semi Detached High Quality Industrial / Warehouse

To Be Fully Refurbished

- 7m eaves
- 1 electric loading door
- 30kn/m floor loading
- Secure fenced shared yard
- 15 parking spaces

30 Riverside Way

Uxbridge, UB8 2YF

10,416 sq ft

967.68 sq m

Reference: #304647

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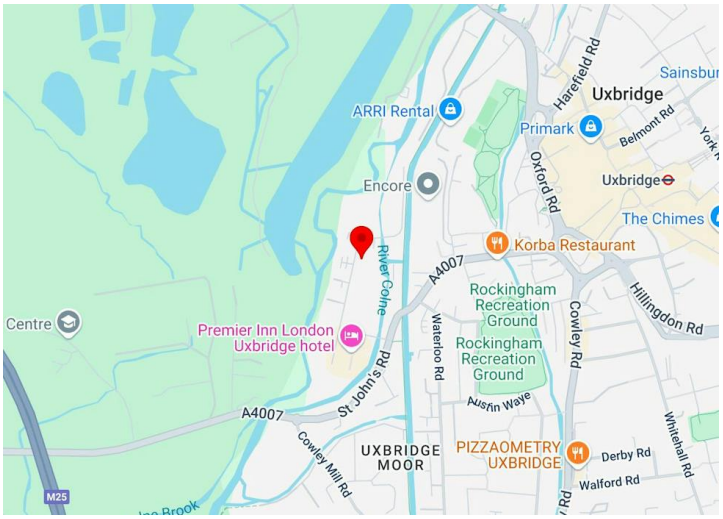

Summary

Available Size	10,416 sq ft / 967.68 sq m
EPC	C (69)

Location

Riverside Way is excellently located within walking distance of Uxbridge town centre with its wide range of retail amenities, restaurants and excellent public transport links to include Piccadilly & Metropolitan underground services. The estate itself also benefits from a Premier Inn and Beefeater on site.

The estate provides unrivalled access to the national motorway network namely the M40, A40, M25 and M4, with Heathrow Airport and Central London easily accessible.

Specification

- 7m eaves
- 1 electric loading door
- 30kn/m floor loading
- New LED lighting
- Secure fenced shared yard
- Passenger lift
- 15 parking spaces

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	8,101	752.61
First Floor offices	2,315	215.07
Total	**10,416**	**967.68**

Terms

A new lease is available directly from the Landlords for a term by arrangement

Business Rates

Interested parties are advised to make their own enquiries

Viewings

Strictly through the joint sole agents JLL & Colliers

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