

To Let

Fully Refurbished

Warehouse / Industrial Unit

21,678 Sq Ft 2,014 Sq M



203RW

203 Riverside Way
Uxbridge UB8 2YF

 **AVIVA**

SPACE FOR SUCCESS



On Site Amenities Include:

Beefeater

Premier Inn

Unit 203 provides 21,678 Sq Ft (2,014 Sq M) of warehouse / production accommodation which has been 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)
Ground Floor Warehouse and Ancillary	18,340	1,704
First Floor Offices	3,338	310
Total	21,678	2,014



8.55M Eaves Height



2 Electric Loading Doors



Shared Secure Yard



Landscaped Environment



First Floor Office



De-Gasified Unit



Heating and Cooling to Office



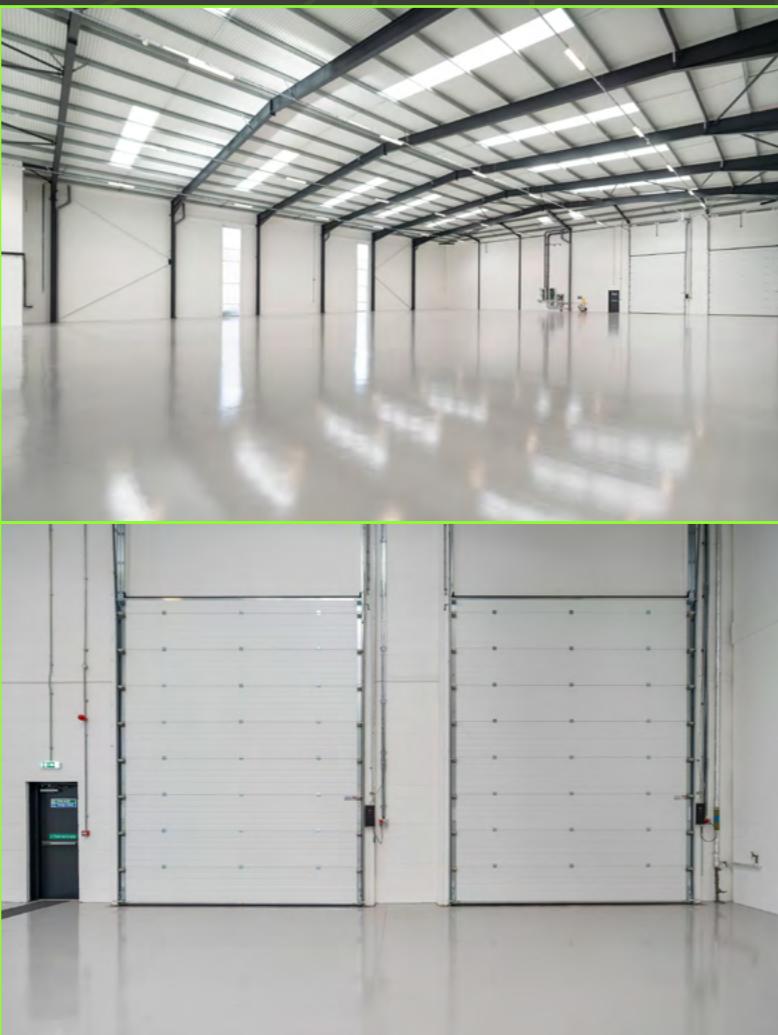
Dual EV Charging Points

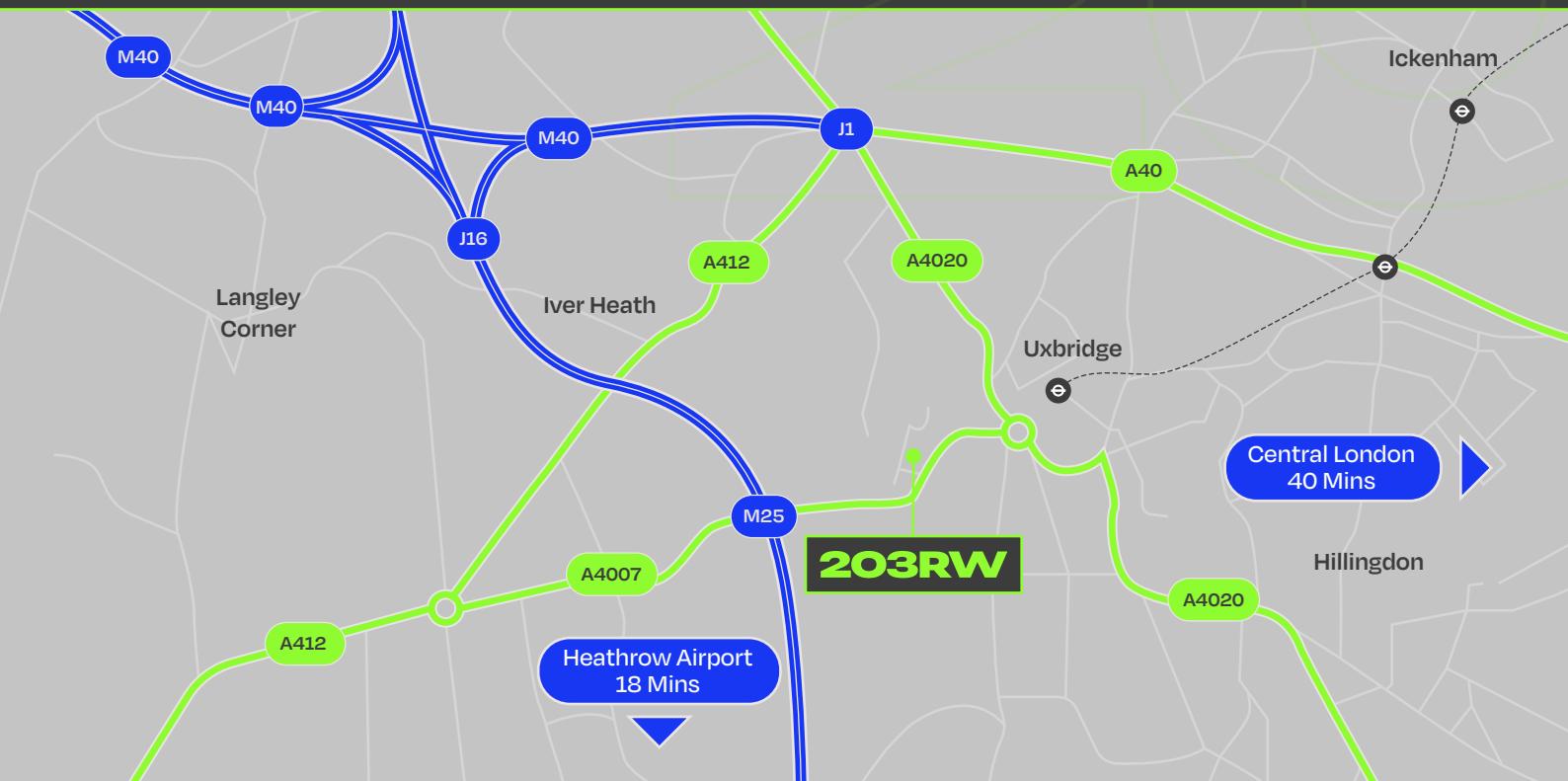


PV Systems on Roofs



New LED Lighting





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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