

To Let

**Fully Refurbished**

Warehouse / Industrial Unit

**21,678 Sq Ft** 2,014 Sq M

20



**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.

#### Drive Times

#### Miles

#### Minutes

Uxbridge Tube  
(Piccadilly &  
Metropolitan Lines)

1

4

M40 J1

2.6

10

M25 J16

4.8

10

Heathrow Airport

6.5

18

Central London

17.4

40

**Viewings** - Strictly through the joint sole agents

**Rent** - Upon Application

**Terms** - A new FRI lease is available directly from the Landlord

For further information:

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## AVIVA