

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



8.6M 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:

Colliers

Patrick Rosso
patrick.rosso@colliers.com
07825 571 048

Stan Gibson
stanley.gibson@colliers.com
07776 605 378

Yc Lau
yc.lau@colliers.com
07551 383 904

JLL

Sarah Downes
sarah.downes@jll.com
07856 003 033

Katy Kenealy
katy.kenealy@jll.com
07892 704 393

Harry Tanner
harry.tanner@jll.com
07707 863 738

AVIVA