To Let

Fully Refurbished

Warehouse / Industrial Unit

21,678 Sq Ft 2,014 Sq M



203RW

203 Riverside Way Uxbridge UB8 2YF



Unit 203 provides 21,678 Sq Ft (2,014 Sq M) of warehouse / productionaccommodationwhich 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

De-Gasified

Unit



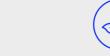
Heating and Cooling to Office



Dual EV

Charging Points

2 Electric Loading Doors



Shared Secure Yard



Landscaped



First Floor

Office

Environment



PV Systems on Roofs



New LED Lighting



///star.yard.giant

203RW







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

Drive Times	Miles	Minutes
Uxbridge Tube (Piccadilly & Metropolitain Lines)	1	4
M40 J1	2.6	10
M25 J16	4.8	10
Heathrow Airport	6.5	18
Central London	17.4	40

Rent - Upon Application

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



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



Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2025 - Design by cormackadvertising.com