

# Warehouse / Industrial Unit

\* DRAFT DETAILS \*



01895 813344  
colliers.com/uk/industrial

## TO LET

Unit 25, Riverside Way  
Uxbridge, UB8 2YF

**22,431 SQ FT**

**(2,038.85 SQ M)**

### Key points:

- Due to be refurbished
- 7.5m clear height
- 2 level access loading doors
- LED lighting
- Secure yard
- 38 parking spaces
- WC's, kitchenette and shower facilities

Rent available upon application.



### Contact Us

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### Joint Agent

#### JLL

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# Unit 25 Riverside Way, Uxbridge

## Description

This modern detached warehouse unit is comprised of a steel portal frame with first floor offices and a large warehouse with an undercroft and a secure yard to the rear.

Unit 25 forms part of Riverside Way Business Park, a well established and sought-after industrial location to the West of Uxbridge town centre.

An 80 bed Premier Inn Hotel and Beefeater Restaurant is located at the entrance of the Business Park. Other occupiers include Amari Plastics, Centroid 3D and FSL Aerospace.

## Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Warehouse/Undercroft	18,341	1703.9
First Floor Offices	3,322	297.7
<b>TOTAL</b>	<b>22,431</b>	<b>2083.85</b>



### Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. April 2022.

### ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

# Unit 25 Riverside Way, Uxbridge

## Location

Riverside Way is accessed from the A4007 (St John's Road / Rockingham Road) and is located 2.1 miles from the M40 J1, 3.1 miles from the M25 J16, and 5.4 miles from the M4 J4. Uxbridge Town Centre with a wide range of retail, restaurant and leisure facilities is located 0.8 miles to the east and is served by the Metropolitan and Piccadilly lines.

## Energy Performance Rating

C 73

## VAT

All prices and other costs quoted exclusive of VAT.

## Business Rates

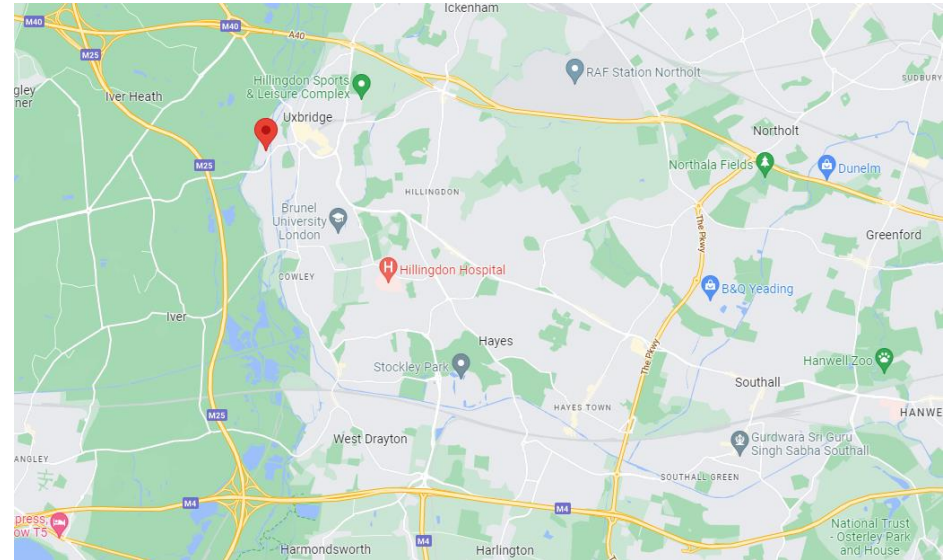
Interested parties are advised to make their own enquiries with the local council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.



Indicative Image




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