

**AVAILABLE TO LET** 

# Unit D, Riverside Way, Uxbridge

45 Riverside Way, Uxbridge, Greater London UB8 2YF



Industrial for rent, 4,744 sq ft, p.o.a

To request a viewing call us on 0207 338 4000

For more information visit https://www.realla.co.uk/m/46113-unit-d-riverside-way-uxbridge-45-riverside-way

Iolo Morgan iolo.morgan@realestate.bnpparibas

James Coggle james.coggle@realestate.bnpparibas

# Unit D, Riverside Way, Uxbridge

45 Riverside Way, Uxbridge, Greater London UB8 2YF To request a viewing call us on 0207 338 4000



# **AVAILABLE TO LET**

Uxbridge is situated 20.8km (13 miles) West of Central London, and Heathrow Airport lies approximately 3.2km (2 miles) south of the property. The estate benefits from very good access to the motorway network with both the M4 and M25 motorways being within 2km (1.5 miles) of the property and so providing easy access to and around London.

This end terrace unit is of steel portal frame construction with brickwork elevations. The unit is due to undergo a full refurbishment, available for occupation from April 2020.

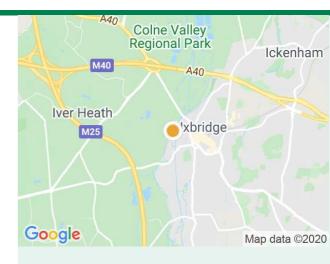
# **Highlights**

- 5.6m eaves height
- · 1 level access loading door
- Halogen lighting
- W/C to the fron of the units

#### **Property details**

Rent	P.O.A	
Building type	Industrial	
Planning class	B1	
Secondary classes	B2, B8	
Available from	01/04/2020	
Size	4,744 Sq ft	
VAT charges	VAT is applicable to all charges	
Lease details	New Lease available directly from the Landlord	

Unit	Floor	Size sq ft	Notes	Status	From
D	Grd	4,744 GIA	Warehouse Space	Available	01/04/2020



## More information

## Visit microsite

https://www.realla.co.uk/m/46113-unit-d-riverside-way-uxbridge-45-riverside-way

#### Contact us

BNP Paribas Real Estate (Industrial & Logistics Agency)

5 Aldermanbury Square, London EC2V 7BP

www.realestate.bnpparibas.co.uk

**\**0207 338 4000

□ realestate.enquiries@bnpparibas.com

**in** linkedin.com/company-beta/963211/? pathWildcard=963211

**梦** @BNPPRE\_UK

Iolo Morgan

**BNP Paribas Real Estate** 

**\**02073384339

James Coggle

**BNP Paribas Real Estate** 

**\**0207 338 4109

**☑** james.coggle@realestate.bnpparibas

Paul Welton

Paul Welton Partnership

**\**020 8948 1915

□ paul.welton@pwp.uk.com

#### Quote reference: RENT-46113

23/01/2020&nsbp; Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose—agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.