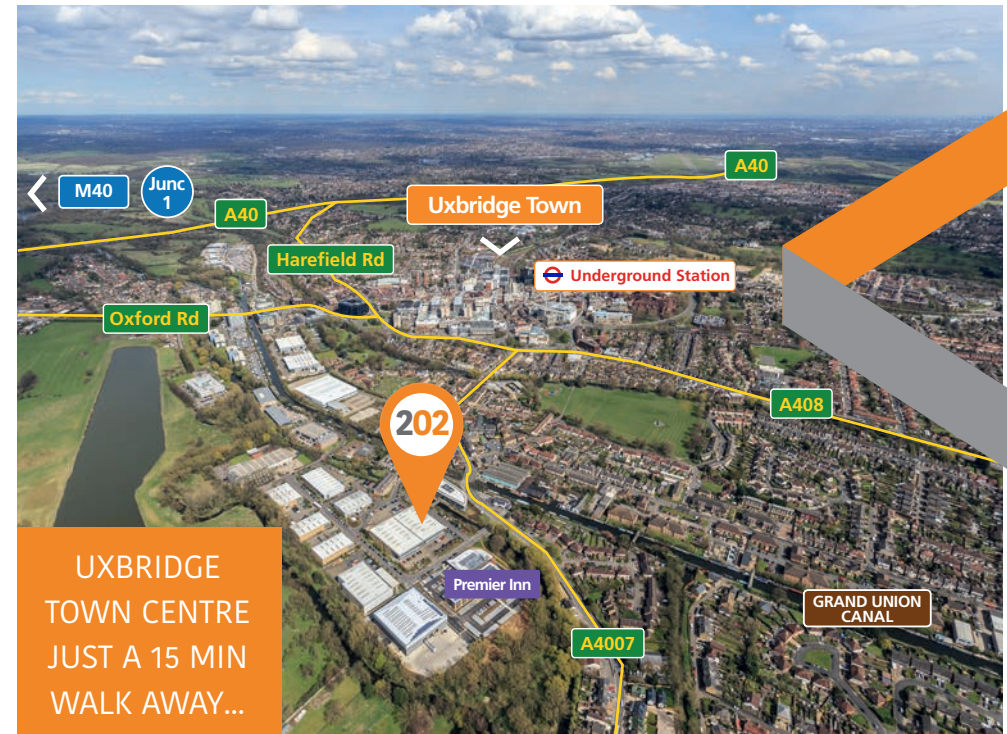


202 RIVERSIDE WAY
UXBRIDGE | UB8 2YF



**TO BE REFURBISHED
WAREHOUSE / INDUSTRIAL UNIT
TO LET 21,604 SQ FT (2,007.08 SQ M)**





UNIT 202 RIVERSIDE WAY

- Semi-detached, high quality industrial/warehouse unit of 21,604 sq ft (2,007.08 sq m)
- To be extensively refurbished throughout
- Steel frame with glazed curtain walling to the office frontages and brickwork to the rear and side elevations
- Shared secure yard
- 38 parking spaces

SPECIFICATION

PRODUCTION / WAREHOUSE

- 7.5m (24ft 7ins) eaves height
- Two electrically operated loading doors 5.0m x 4.0m per unit
- Reinforced concrete floors to BRE heavy load
- Telescopic anti-ram-raid bollards to loading doors
- All main services including communications ducting

OFFICES

- Gas-fired central heating
- Suspended ceilings with recessed LG3 lighting
- Carpeted raised access floors with 150mm clear void at first floor level
- Maple finishes to doors and skirtings
- Entry intercom
- Office expansion capability

EXTERNAL

- Lighting to the external areas
- Shared secure enclosed yard
- Landscaped environment



Indicative image



ACCOMMODATION

WAREHOUSE	16,537 sq ft	1,536.34 sq m
GROUND FLOOR OFFICES	1,745 sq ft	162.12 sq m
FIRST FLOOR OFFICES	3,322 sq ft	308.62 sq m
TOTAL	21,604 sq ft	2,007.08 sq m

(All areas are measured on a GEA basis).

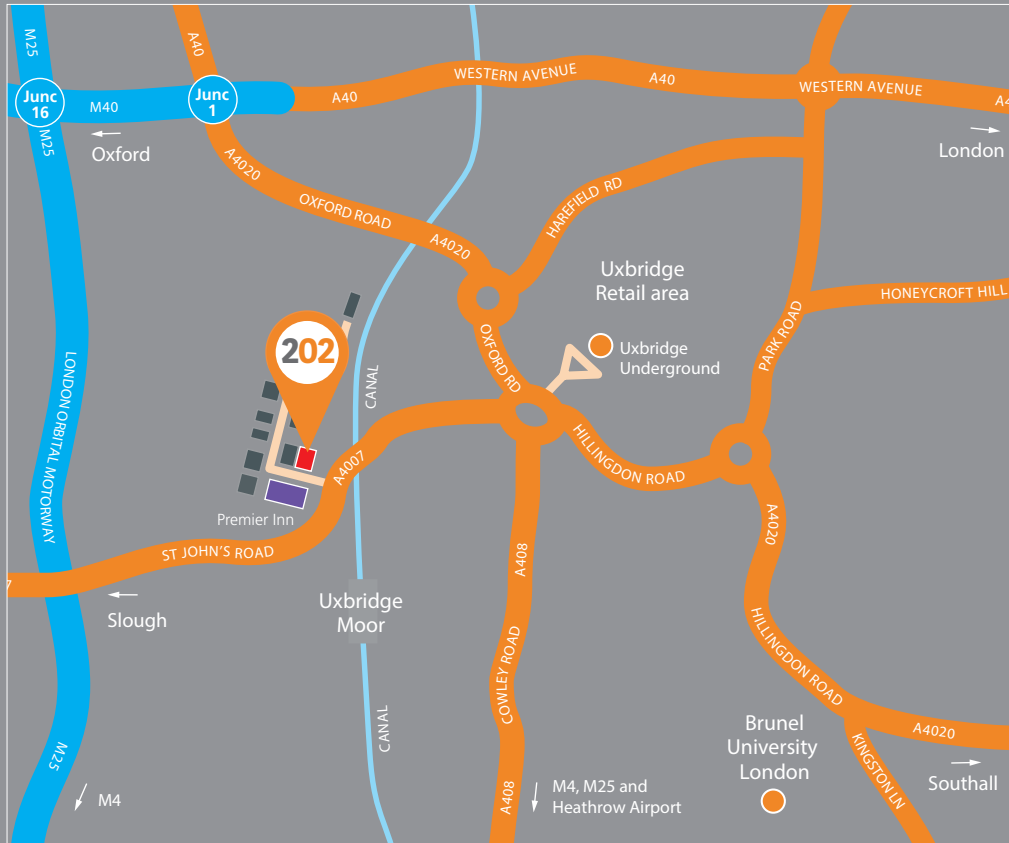
LOCATION

- Premier Inn & Brewers Fayre restaurant opposite 202
- Wide range of retail, restaurant and leisure facilities, including into Uxbridge shopping centre, The Pavilions, Tesco, M&S, Primark and Boots
- Unrivalled access to the M40, A40, M25 and M4 Motorways, Heathrow Airport and Central London
- Uxbridge Underground Station within half a mile

DISTANCES

BY ROAD	MILES
M40 Junction 1	2.6
M25 Junction 16	4.8
Central London	17.4
Heathrow	6.5
Uxbridge Station (Piccadilly and Metropolitan Lines)	0.9

(Source: Google Maps)



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