

# DRAFT DETAILS

**WAREHOUSE /  
INDUSTRIAL UNIT  
TO LET**  
11,315 sq ft (1,051.20 m<sup>2</sup>)



27 Riverside Way, Uxbridge, UB8 2YF



01895 813344

[colliers.com/uk/industrial](https://colliers.com/uk/industrial)

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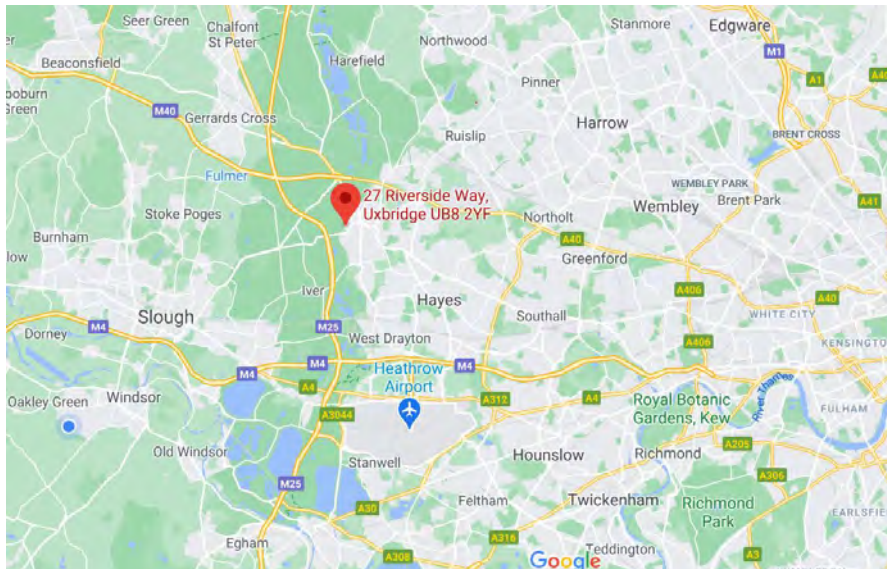
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## LOCATION

Unit 27 forms part of Riverside Way Business Park a well established and sought after industrial location to the West of Uxbridge Town Centre.

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.

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

## SPECIFICATION

- 6m clear height
- 1 electric loading door 5m (H) x 4m (W)
- 30kN/m2 floor loading
- 3-phase electricity and gas supply
- New LED lighting
- Open plan office accommodation
- Suspended ceiling with new LED lighting
- Main entrance and separate car park entrance
- Ground floor reception area
- Ground and first floor WCs
- Large secure yard (25m x 25m)
- Separate car park
- Well maintained business park environment

## LEASE TERMS

Units will be available on full repairing and insuring leases on terms to be agreed.

## BUSINESS RATES

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

## LEGAL COSTS

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

## ENERGY PERFORMANCE RATING

C51

## VAT

Applicable

## ACCOMMODATION (GEA)

	SQ FT	SQ M
Warehouse	9,469	879.70
FF Floor Office	1,846	171.50
TOTAL	11,315	1,051.20



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### ANTI MONEY LAUNDERING REGULATIONS

The successful lessee / purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.