

**BRIDGE POINT UXBRIDGE**  
RIVERSIDE WAY, UB8 2YF

**BRIDGE**

# PRIME LAST MILE WAREHOUSE / INDUSTRIAL UNIT

## COMING SOON

AVAILABLE **TO LET**  
**50,315** Sq Ft (**4,675** Sq M) GEA



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# CENTRAL LONDON WITHIN AN HOUR

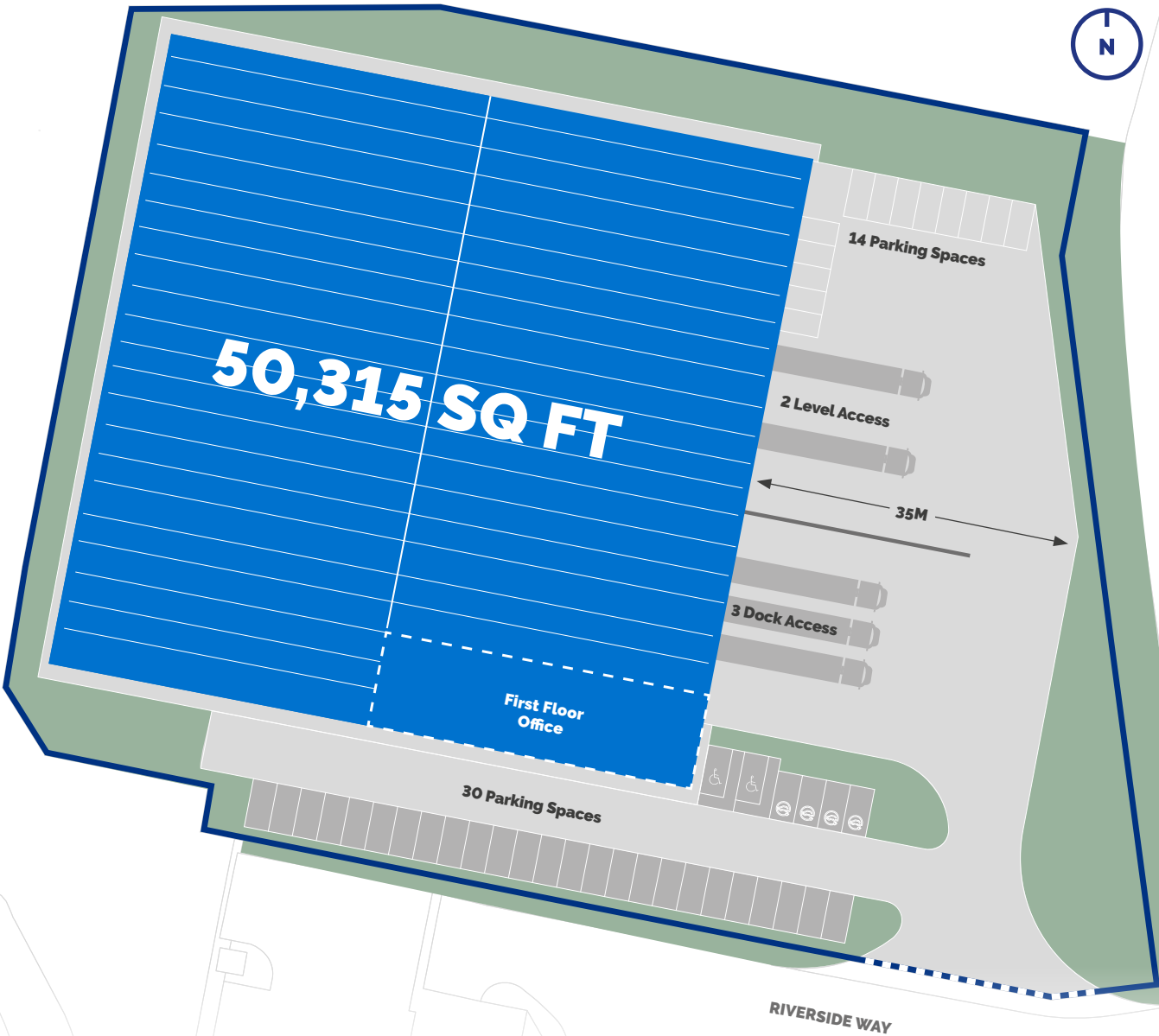
Bridge Point Uxbridge is a centrally located detached and self-contained distribution warehouse, totalling 50,315 Sq Ft.

Good access to the M25/J16 and M40/J1 with direct routes to West London, Slough and Heathrow.

The immediate area is an established industrial location popular with last mile logistics, trade counters, manufacturers, aviation sector, food production and the film industry.




Nearby occupiers include:




## BEST IN CLASS LOGISTICS UNIT


Area	Sq Ft	Sq M
Warehouse	45,475	4,225
Offices	4,840	450
Total GEA	50,315	4,675




44 Car  
Parking Spaces




3 Dock  
Level Doors



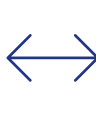
2 Level  
Access Door



Power Supply  
315kva

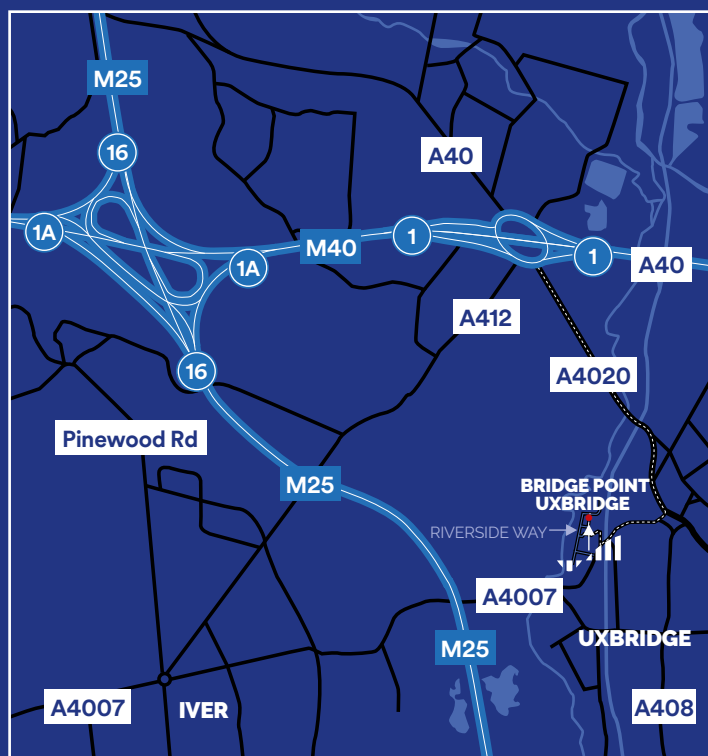
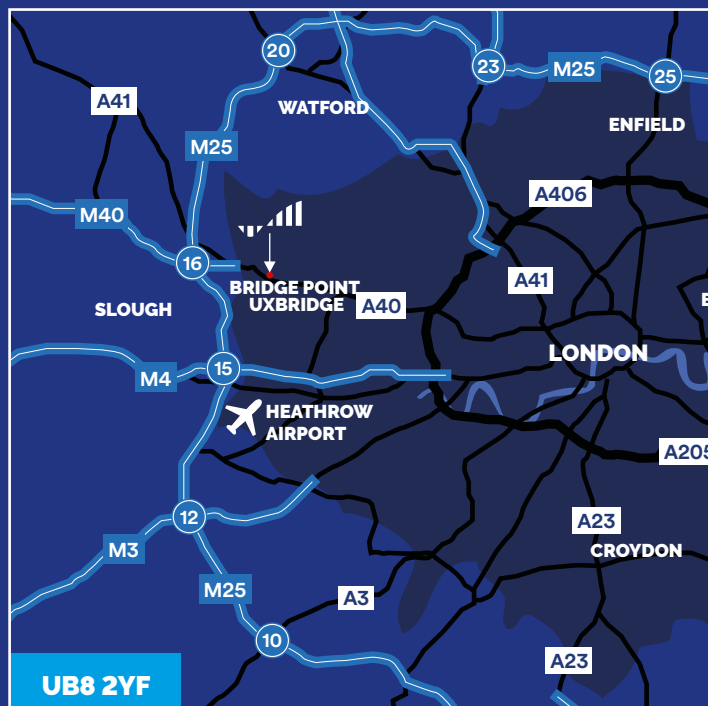


12 Metres  
Eaves Height



35m  
Yard Depth





## CENTRAL NETWORK

**Bridge Point Uxbridge is located in Uxbridge just off the A4020, with direct access to the M40 (J1) M25 (J16) to the West and the A406/North Circular and Central London to the East.**

Underground links are provided at Uxbridge Station (Metropolitan and Piccadilly Lines) which is less than 1 mile North East of the site. Heathrow Airport is situated 7.0 miles to the South.



### Road Miles

A40 - 2.3  
M40 J1 - 2.3  
M25 J16 - 3.3  
M4 / J4 - 5.4  
Central London - 19.0



### Port Miles

DP World - 53.2  
Southampton - 74.0 miles  
Felixstowe - 107.6  
Dover - 108.9

### EPC

Target EPC rating of A

### BREEAM

BREEAM target Very Good

### Planning

The consented scheme will allow for the unit to be occupied for B2 and B8 uses.

### Terms

The unit will be available by way of a new FR&I lease on terms to be agreed.



### Rail Miles

Paddington - 15.5  
Liverpool Street - 21.0  
Marylebone - 16.4  
Ebbfleet - 69.3



### Airport Miles

Heathrow - 7.0  
London City - 27.1  
Luton - 30.9

**BRIDGE** is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES.**



All Enquiries  
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