

**PRIME LAST MILE
WAREHOUSE /
INDUSTRIAL UNIT**

COMING SOON

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



CENTRAL LONDON WITHIN AN HOUR

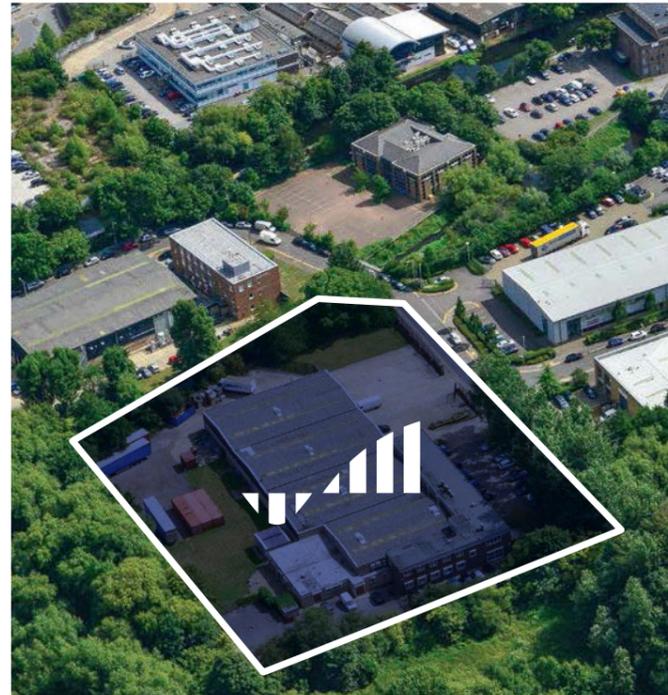
Bridge Point Uxbridge is a centrally located detached and self-contained distribution warehouse, totalling 50,315 Sq Ft.

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.

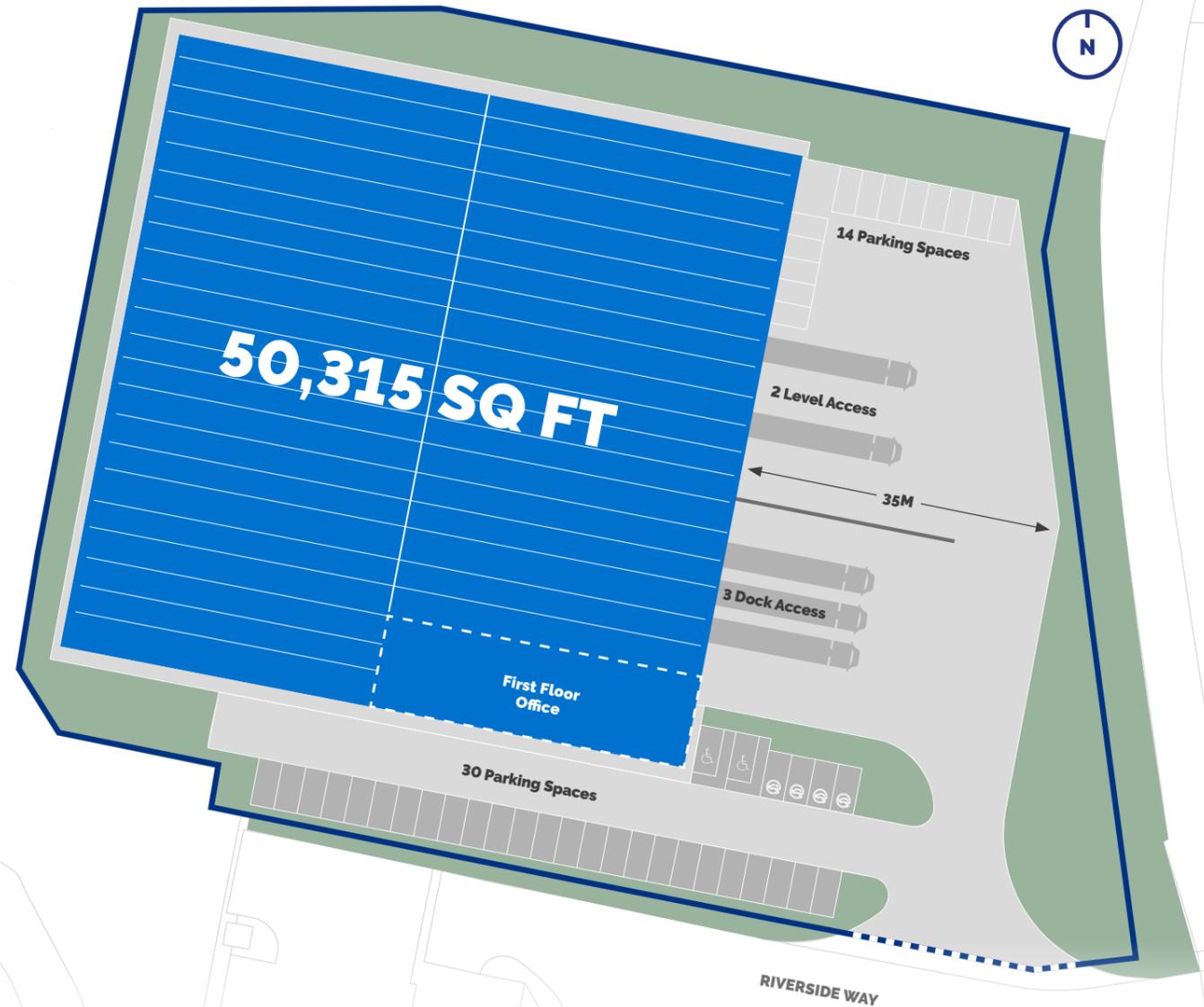


indicative cgi



ESG INITIATIVES

- BREAAAM – **Excellent**
- **Net Zero Carbon** by design and not via off set payments
- Roof mounted **Solar Photovoltaics**, generating more than **155,000kWh** a year
- Incorporating **cycle parking**, **electric car charging points**, and **car sharing** spaces to encourage **sustainable transport**
- Optimising building orientation, glazing, and fabric to **reduce energy consumption** and associated emissions through **passive design**
- Low flow, **efficient water fittings** will be specified to **reduce water consumption**



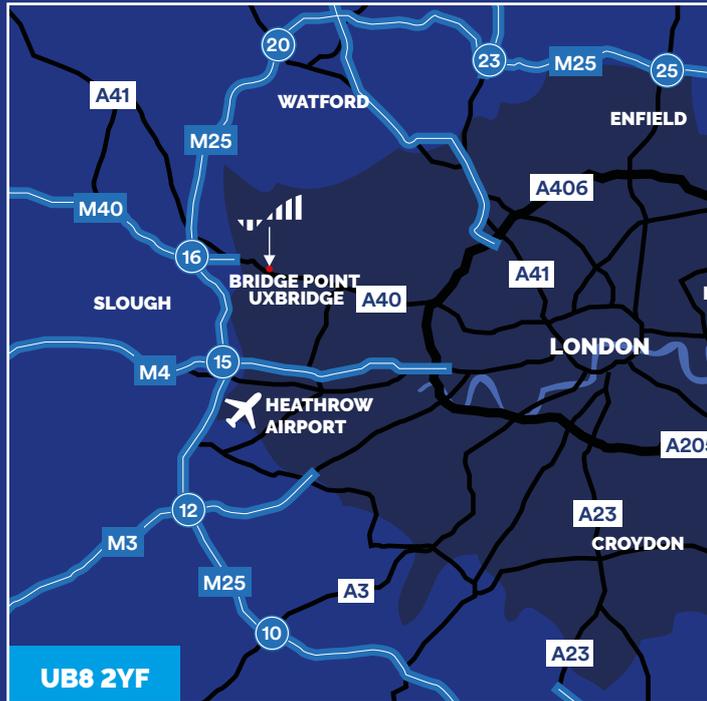
BEST IN CLASS LOGISTICS UNIT

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

Nearby occupiers include:





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



Rail Miles

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



Port Miles

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



Airport Miles

Heathrow - 7.0
London City - 27.1
Luton - 30.9

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.

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



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