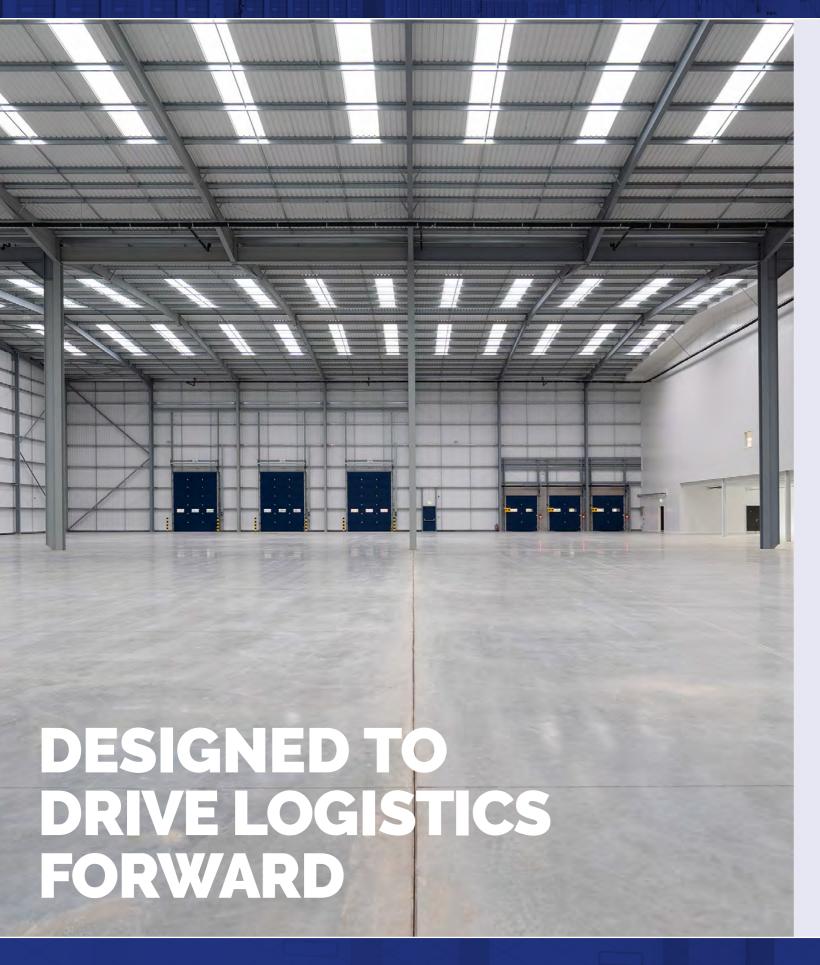
BRIDGE POINT UXBRIDGE

50,691 SQ FT (4,709 SQ M)
PRIME LAST-MILE WAREHOUSE /
INDUSTRIAL UNIT
AVAILABLE NOW











Area	Sq Ft	Sq M
Warehouse	44,587	4,142
Offices	6,104	567
Total GEA	50,691	4,709

EXCEPTIONAL SPECIFICATION

Bridge Point Uxbridge has been designed to incorporate best-in-class specification benefiting from the following



PV Panels



Floor Loading 50 Kn/M²



Total Power 276 KVA



24/7 Unrestricted Use



Kitchenette



3 Dock & 3 Level Loading Doors



FM1 Warehouse Floor



Parking Spaces



Ability To Instal Fibre Internet



Office - Cat-A Fit Out



Comfort Heating
/ Cooling



Classes Eg(ii), Eg(iii), B2 And B8



LG7 Lighting



12m Clear nternal Height



35M Fully Secure Yard



BUILT FOR TOMORROW

ESG Credentials

Bridge Point Uxbridge has been designed with a sustainable future in mind featuring best in class ESG credentials reducing occupational costs and catering to the requirements of modern day occupation, safeguarding against the requirements of tomorrow.



Active and passive Electric Vehicle Charging Points



BREEAM Excellent



Operational Net Zero Carbon



Cycle Parking



Walls, Windows & Doors Provide Greater Thermal Performance Than Required



PV Panels



Air Source Heat Pump



EPC A Rating

Operational Cost Savings

Maximum PV CoverageProducing 259.12 kW
per annum*



Cost Savings £1.46 per sq ft per annum*



CO² Savings 58 ton saving per annum^{*}



*Estimated figures - more information available on request













WORLD CLASS **LOGISTICS NETWORK**

Perfectly located in **Uxbridge**, within easy access of central london, Heathrow and the wider motorway networks. Just a 6 minute walk from Uxbridge town centre, home to an abudance of shops and restaurants as well as **Uxbridge underground station** with both **Metropolitan** and **Piccadilly lines.**

*people are employed in the transport & storage sectors

*economically active people live in Uxbridge

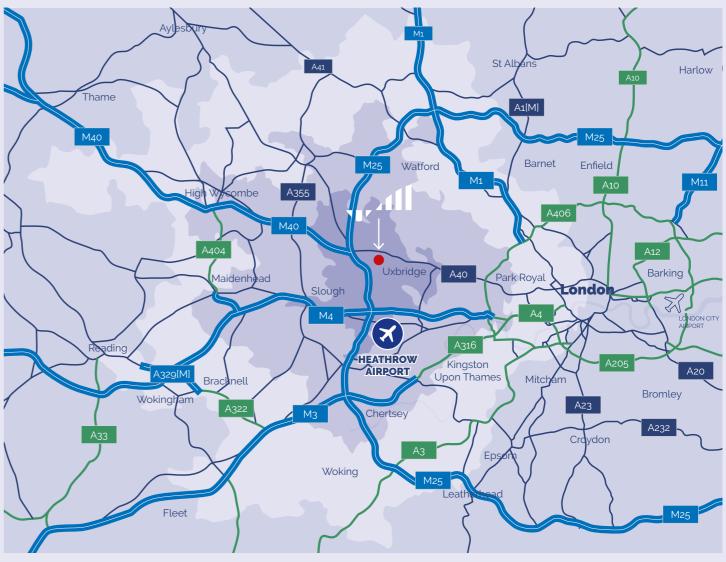
4,640,000 60 minute drive time

*of the workforce are 16-35 year olds



*People are employed in the manufacturing sector.





HEATHROW AIRPORT

Bridge Point Uxbridge provides the opportunity to locate in a well established logistics location with **close proximity** to **Heathrow Airport** and Heathrow Cargo Centre, ideal for any airport related businesses. The unit is positioned just a 16 minute drive (9 miles) from the Cargo Centre which handles;

235 destinations

Over **1.4** million tonnes of cargo

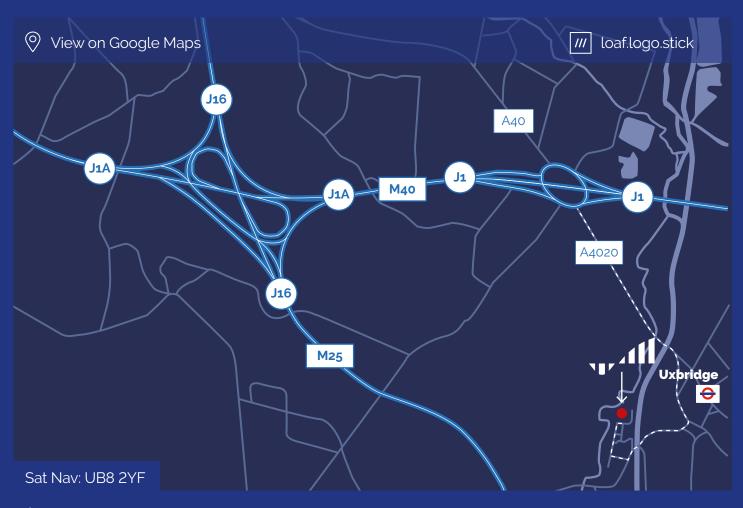
3/4 of all UK air cargo

Drive Time

- 10 mins
- 20 mins
- 30 mins

BRIDGE POINT UXBRIDGE







A40 - 2.3 miles

M40 J1 - 2.3 miles

M25 J16 - 3.3 miles

M4 J4 - 5.4 miles



Uxbridge - 0.6 miles

West Drayton - 3.0 miles

Paddington - 15.5 miles

Liverpool Street - 21.0 miles



DP World - 53.2 miles

Southampton - 74.0 miles



Heathrow Cargo - 9.0 miles - London City - 27.1 miles

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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Terms

Available on a new lease direct from the landlord.

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that 1) The particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. February 2024, designed & produced by cormackadvertising com