

BRIDGE POINT UXBRIDGE
RIVERSIDE WAY, UB8 2YF
/// loaf.logo.stick

BRIDGE

BRIDGE POINT **UXBRIDGE**

50,691 SQ FT (4,709 SQ M)

PRIME LAST-MILE WAREHOUSE /
INDUSTRIAL UNIT

AVAILABLE NOW





(M25)J16 - 8 Mins

Heathrow Cargo - 16 Mins

NETFLIX

Premier Inn

WOODS
FOODSERVICE

AllPondSolutions

ARISTOCRAT

halfords



eet

WMF

encore

ESTABLISHED LAST MILE LOCATION

Bridge Point Uxbridge is a centrally located detached and self-contained distribution warehouse/industrial unit, totalling 50,691 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.



**DESIGNED TO
DRIVE LOGISTICS
FORWARD**



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



31 Car
Parking Spaces



Ability To Install
Fibre Internet



Office - Cat-A
Fit Out



Comfort Heating
/ Cooling



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



LG7
Lighting



12m Clear
Internal 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 Coverage
Producing 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



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 abundance of shops and restaurants as well as **Uxbridge underground station** with both **Metropolitan** and **Piccadilly lines**.

An aerial photograph of a large, modern industrial building with a white and blue facade. The building has a flat roof with several large, dark rectangular panels, possibly solar panels. It is surrounded by lush green trees and a river in the background. The building is situated in a rural or semi-rural area with a mix of greenery and some distant buildings. The image is taken from a high angle, showing the building's footprint and its surroundings. The sky is clear and blue. The overall scene is bright and sunny. The building's design is functional and modern, with large windows and a clean, industrial look. The surrounding landscape is well-maintained, with a mix of natural and man-made elements. The river in the background adds a scenic touch to the industrial setting. The image is a high-quality aerial shot, providing a clear view of the building and its environment. The colors are vibrant, and the lighting is bright, suggesting a clear day. The building's position relative to the river and trees is clearly visible, highlighting its integration into the landscape. The image is a good example of modern industrial architecture in a natural setting. The building's design is both functional and aesthetically pleasing, making it a notable feature in the landscape. The surrounding area is well-developed, with a mix of natural and built-up spaces. The river and trees provide a natural backdrop for the industrial building, creating a balanced and harmonious scene. The image is a valuable resource for anyone interested in industrial architecture or landscape design. It provides a clear and detailed view of the building and its surroundings, allowing for a thorough analysis of its design and context. The image is a high-quality, professional-grade photograph, suitable for use in a variety of contexts, including reports, presentations, and publications. The image is a clear and concise representation of the building and its environment, providing all the necessary information for a comprehensive understanding of the scene. The image is a well-crafted and informative visual, that is both visually appealing and informative. The image is a high-quality, professional-grade photograph, suitable for use in a variety of contexts, including reports, presentations, and publications. The image is a clear and concise representation of the building and its environment, providing all the necessary information for a comprehensive understanding of the scene. The image is a well-crafted and informative visual, that is both visually appealing and informative.



3/4 of all UK air cargo

Drive Time

- 10 mins
- 20 mins
- 30 mins



 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.