

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



NET ZERO
CARBON



(M25)J16 - 8 Mins

Heathrow Cargo - 16 Mins

NETFLIX

SCREWFIX

OUTO CAR PARTS

CARELINE Moving & Storage

Royal Mail

Premier Inn

Beefeater

WOODS FOODSERVICE

AllPondSolutions

ARISTOCRAT

halfords



eet

Wmf

encore

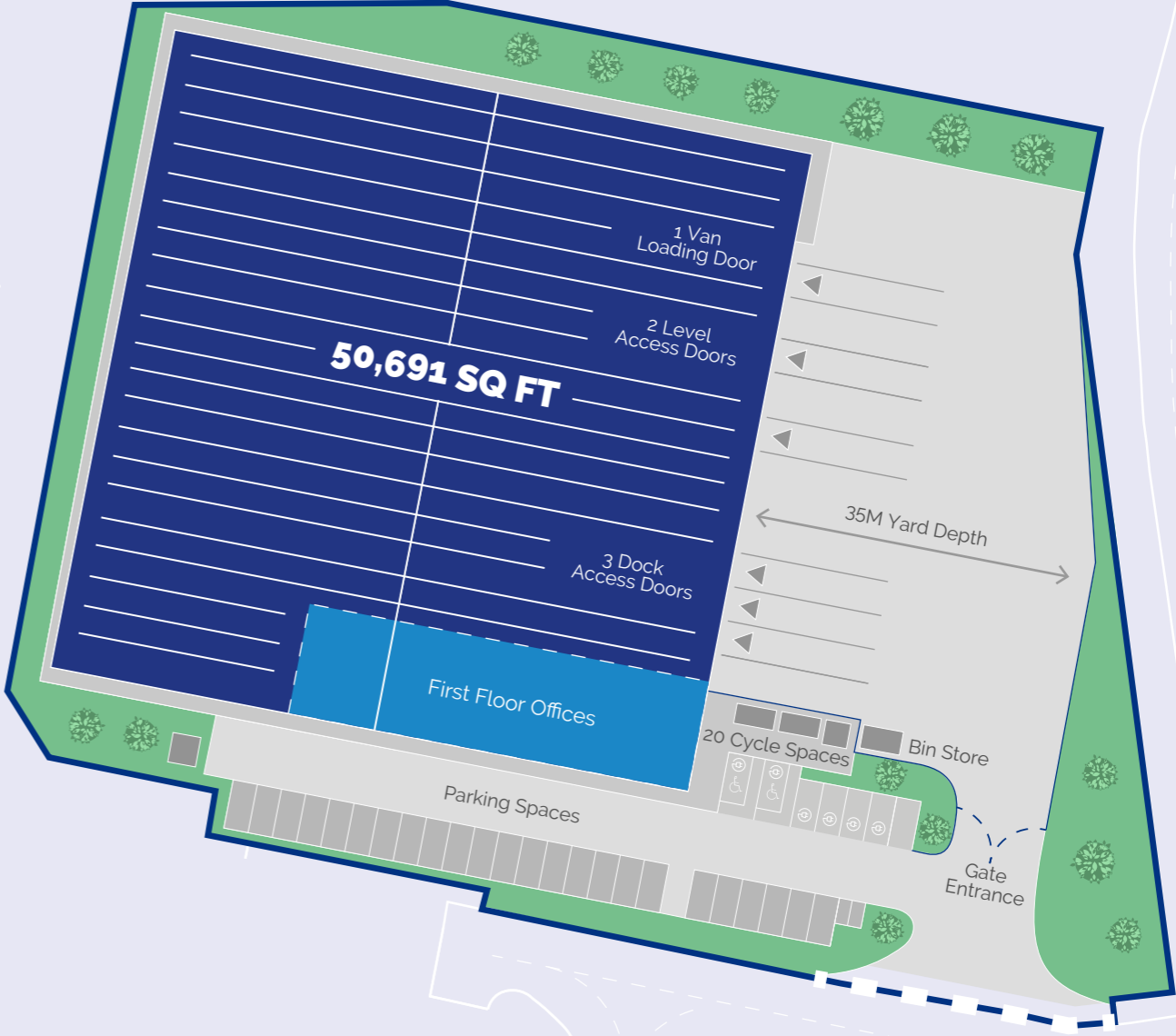
ESTABLISHED LAST MILE LOCATION

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(ii), 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*

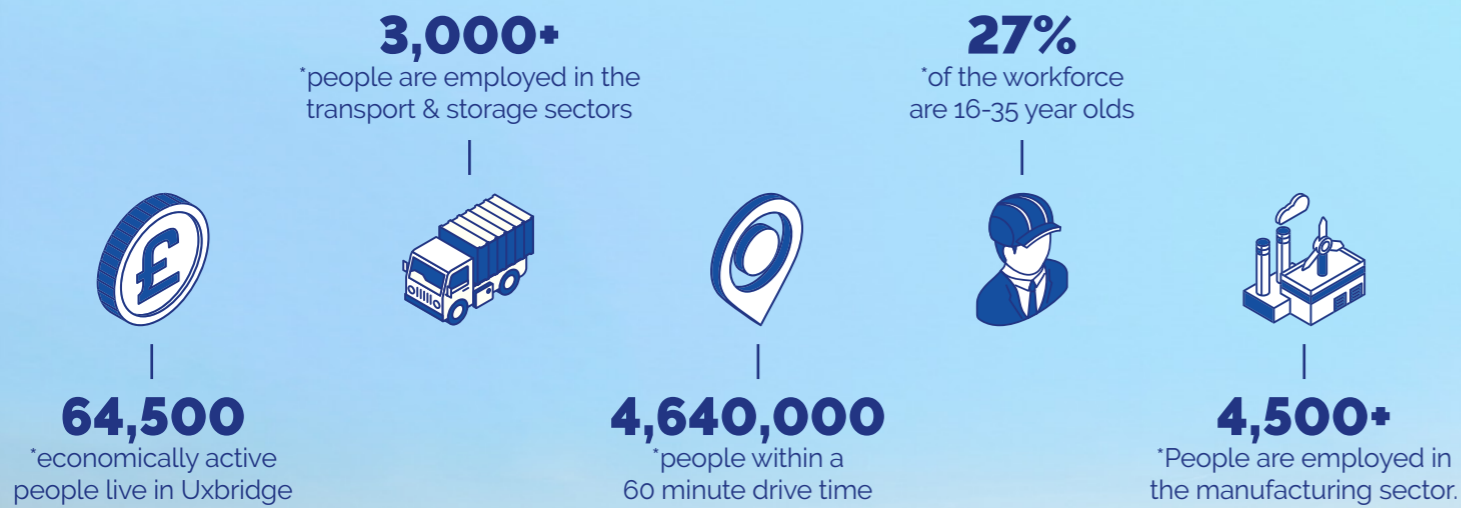


*Estimated figures - more information available on request

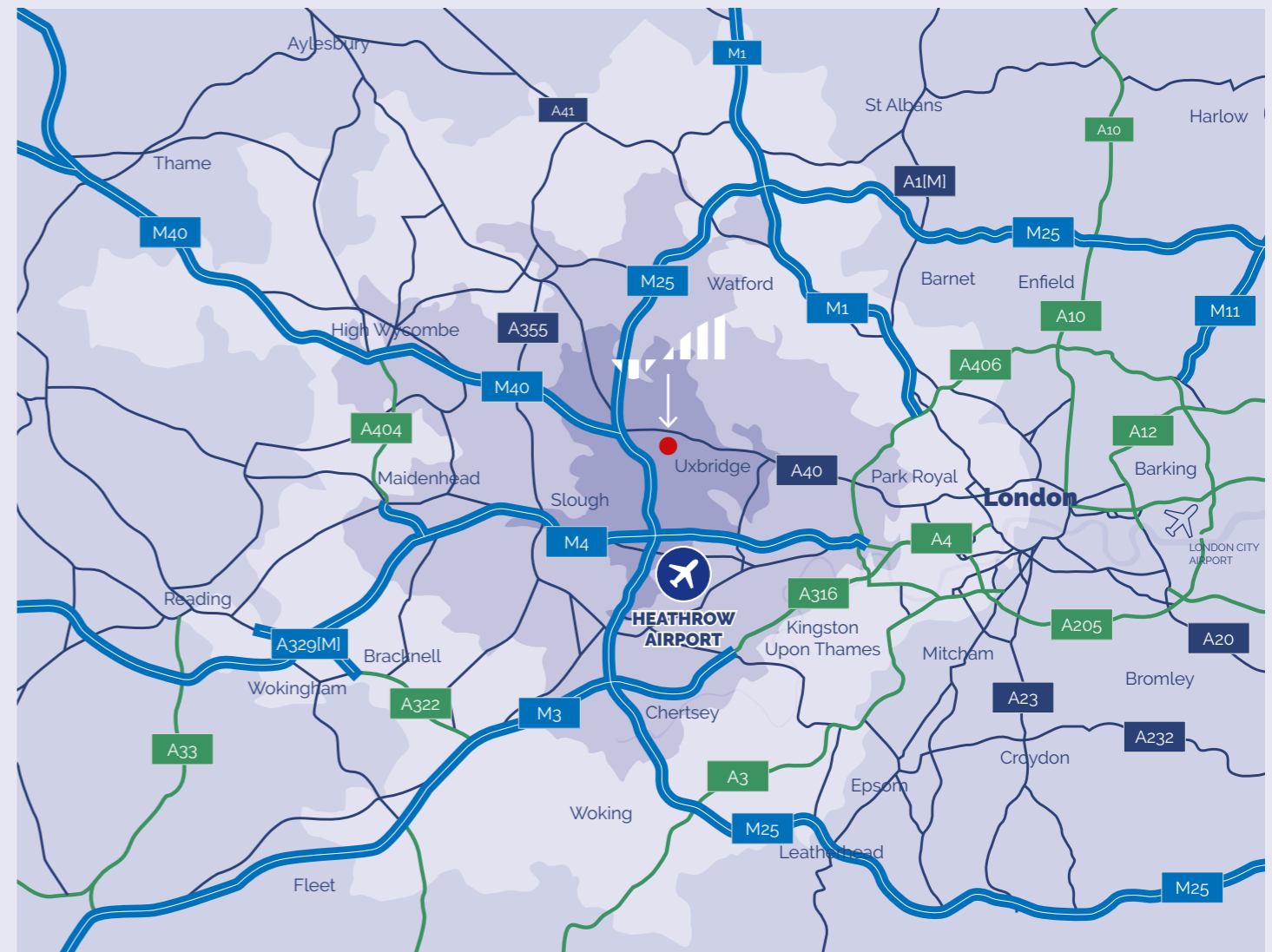


WORLD CLASS LOGISTICS NETWORK

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



SOURCE : nomisweb.co.uk, freemaptools.com (Within Uxbridge and South Ruislip)



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;

Drive Time

- 10 mins
- 20 mins
- 30 mins

235 destinations

Over **1.4** million tonnes of cargo

3/4 of all UK air cargo



Sat Nav: UB8 2YF

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.

COGENT

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Terms

Available on a new lease direct from the landlord.