

THEQUAYS-UXBRIDGE.COM



THE QUAYS

UXBRIDGE

A LANDMARK
HEADQUARTERS OFFICE BUILDING
14,324 TO 88,852 SQ FT



THE QUAYS

101-105 OXFORD ROAD,
UXBRIDGE UB8 1LZ

STUNNING HQ
OFFICES IN A
PROMINENT
GATEWAY LOCATION



The Quays is a striking, prominent HQ office building of circa 88,852 sq ft located on Oxford Road, the gateway to Uxbridge from the M40 motorway.

Its landscaped canalside setting, huge upper level terraces and double height reception provide internal and external spaces for staff and visitors alike to benefit from.

With excellent onsite parking and in close proximity to Uxbridge Underground Station, The Quays is easily accessible from central London, the M40/M25, Oxford, Heathrow and many other key locations.

PERFECTLY POSITIONED



OCCUPIERS

- 1 CNOOC
- 2 JATO Dynamics
- 3 Manpower Group
- 4 Regeneron, SPACES
- 5 Hertz
- 6 Great Mills
- 7 Coca-Cola
- 8 Fujitsu, Giff Gaff
- 9 Anixter

AMENITIES / LEISURE

- 1 Grand Union Canal
- 2 The Swan & Bottle Pub
- 3 The Crown & Treaty Pub
- 4 Bucks New University
- 5 Simply Gym
- 6 Fasnidge Park
- 7 The Pavilions Shopping Centre
- 8 The Chimes Shopping Centre

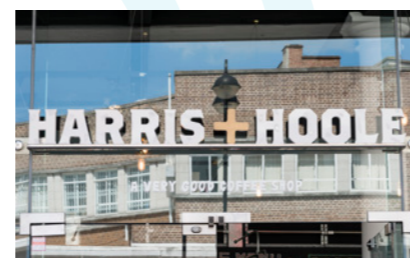
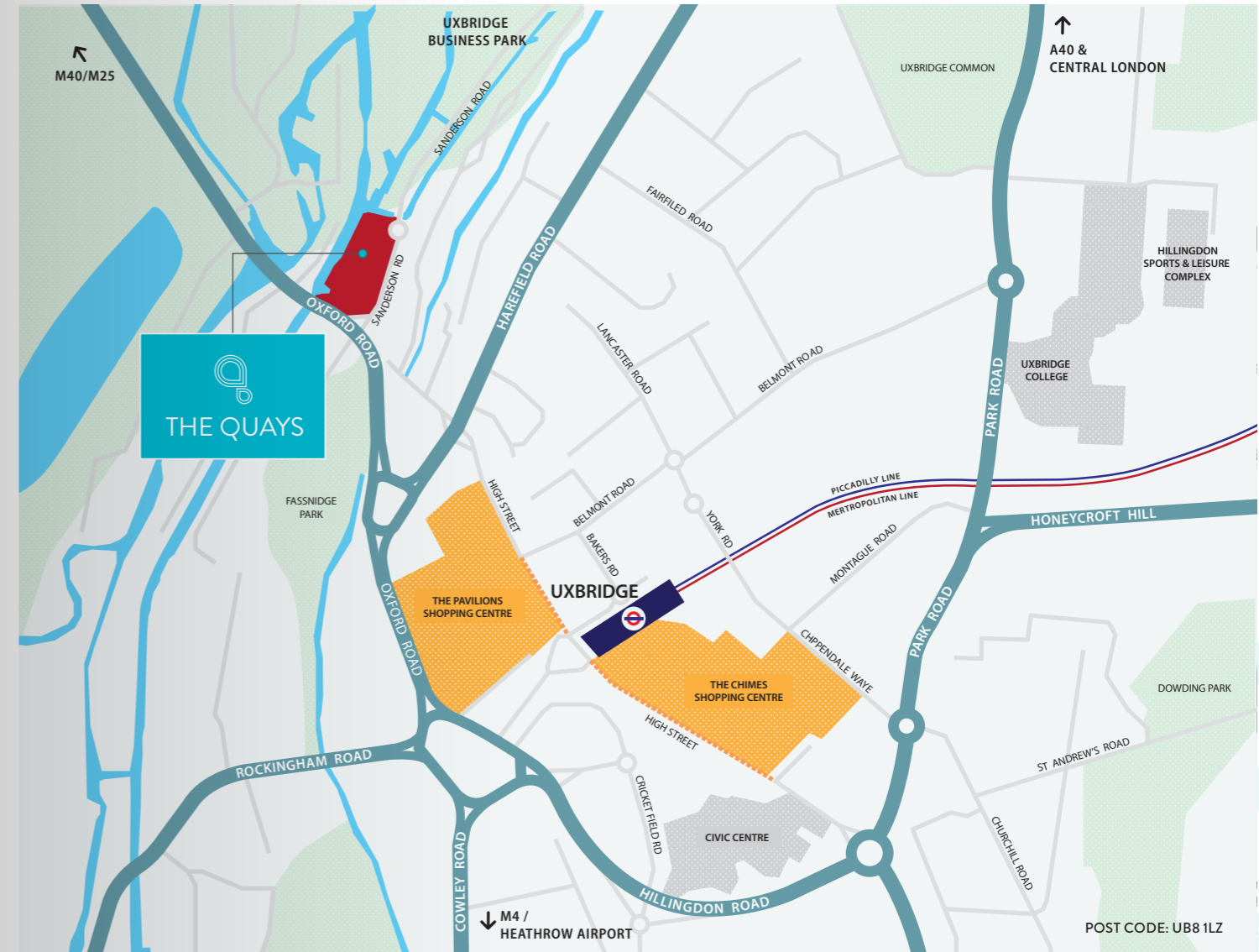
← UXBRIDGE BUSINESS PARK

→ A405 (TO M25/M40)

OCCUPIER CRITICAL MASS AND GREAT AMENITIES

Many major international corporates have chosen Uxbridge for their HQ, including Coca-Cola, Manpower Group, Bristol-Myers Squibb, Cadbury and Xerox.

Uxbridge town centre has a great range of retailing and amenities, including two shopping centres and a lively High Street dining and drinking zone, with historic pubs and cozy cafés around every corner. The nearest gym is only 150 metres from the building.



BY ROAD

| | |
|------------------------------|-----------|
| Uxbridge Underground Station | 0.6 miles |
| M40 (Junction 1) | 0.8 miles |
| M25 (Junction 16) | 2.3 miles |
| M4 (Junction 4) | 5 miles |
| Heathrow Airport (T2 & 3) | 7.7 miles |
| Heathrow Airport (T5) | 8.6 miles |
| Central London | 18 miles |
| Gatwick Airport | 47 miles |



BY UNDERGROUND

| | |
|---------------------------|---------|
| Wembley Park | 25 mins |
| Baker Street | 38 mins |
| Euston | 41 mins |
| Paddington | 42 mins |
| King's Cross St Pancras | 43 mins |
| Hammersmith | 46 mins |
| Heathrow Airport (T2 & 3) | 63 mins |
| Heathrow Airport (T5) | 68 mins |

FLEXIBLE, BRIGHT, EFFICIENT SPACE

The Quays offers striking large unbroken office floorplates with multiple aspects over the Grand Union Canal, the water meadows beyond and Uxbridge town centre to the south.

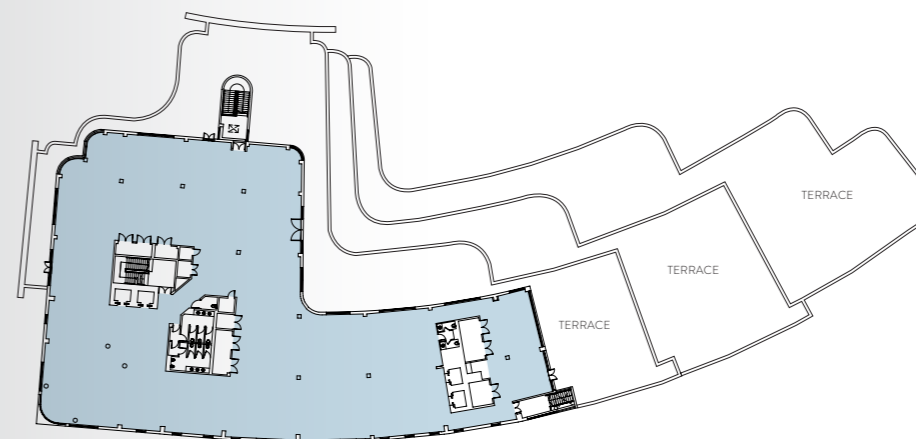
The property is configured over ground and three upper floors. Each of the upper floors benefit from generous terraces overlooking the Grand Union Canal.

Since vacant possession in May 2022, the property has been stripped out. The Landlord is open to conversations regarding a refurbishment strategy to suit.

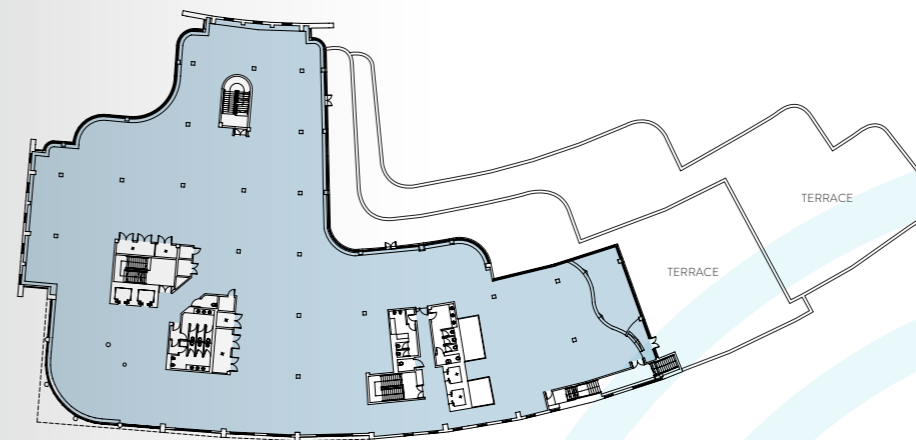
The property benefits from 286 spaces (approx 1:310 sq ft). EPC - D(96).



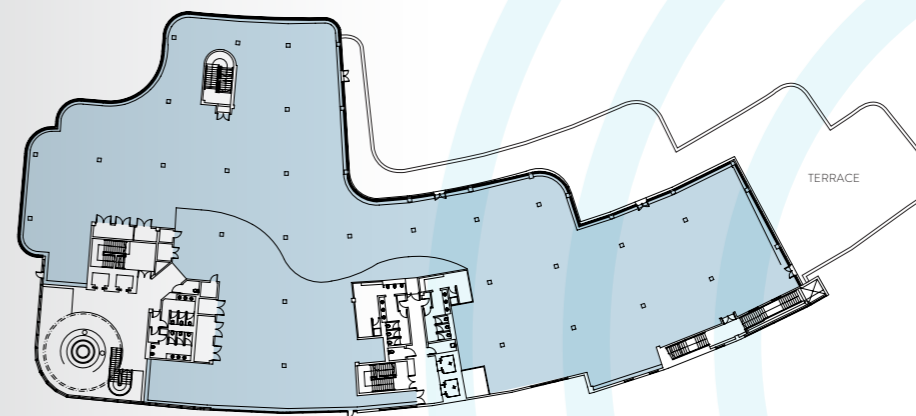
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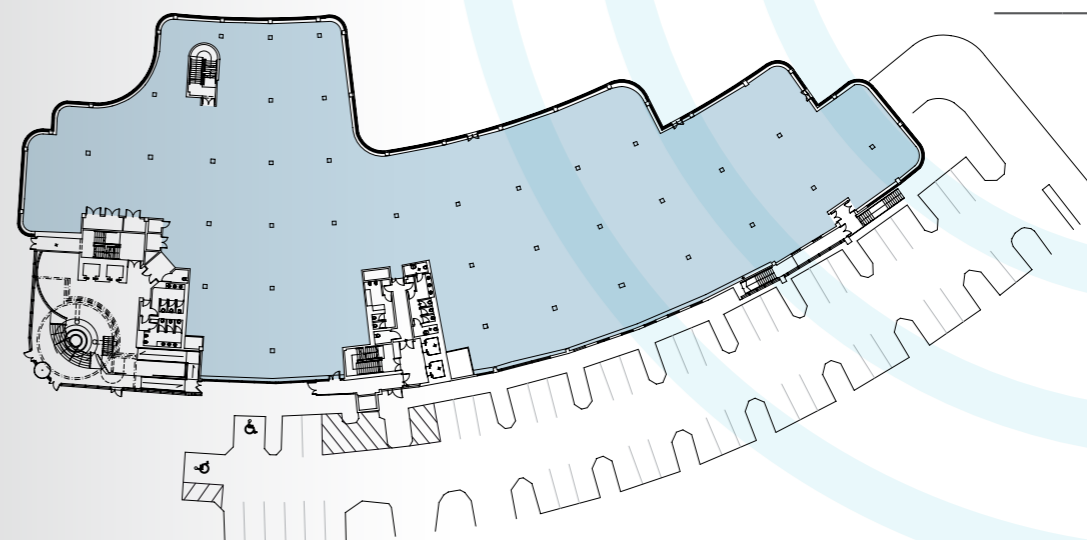
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G



FLOOR AREAS (IPMS3 APPROX.)

| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| 3 | 14,324 | 1,331 |
| 2 | 21,318 | 1,981 |
| 1 | 22,688 | 2,108 |
| G | 28,254 | 2,625 |
| R | 2,267 | 211 |
| Total | 88,852 | 8,255 |



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UXBRIDGE UB8 1LZ

The Quays is offered on a leasehold basis.
A freehold sale may be considered and
alternative uses may be achievable, STP.

ALL ENQUIRIES

Roddy Abram

roddy.abram@knightfrank.com
07899 001 028

Tom Slater

tom.slater@knightfrank.com
07870 803 314



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