

THEQUAYS-UXBRIDGE.COM



# THE QUAYS

UXBRIDGE

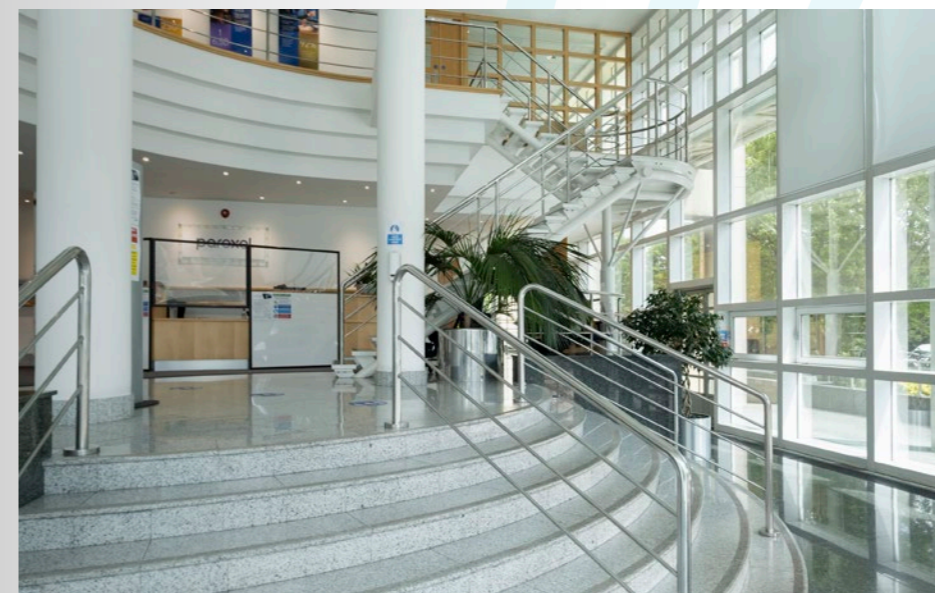
A LANDMARK  
HEADQUARTERS OFFICE BUILDING  
14,324 TO 88,852 SQ FT



## 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

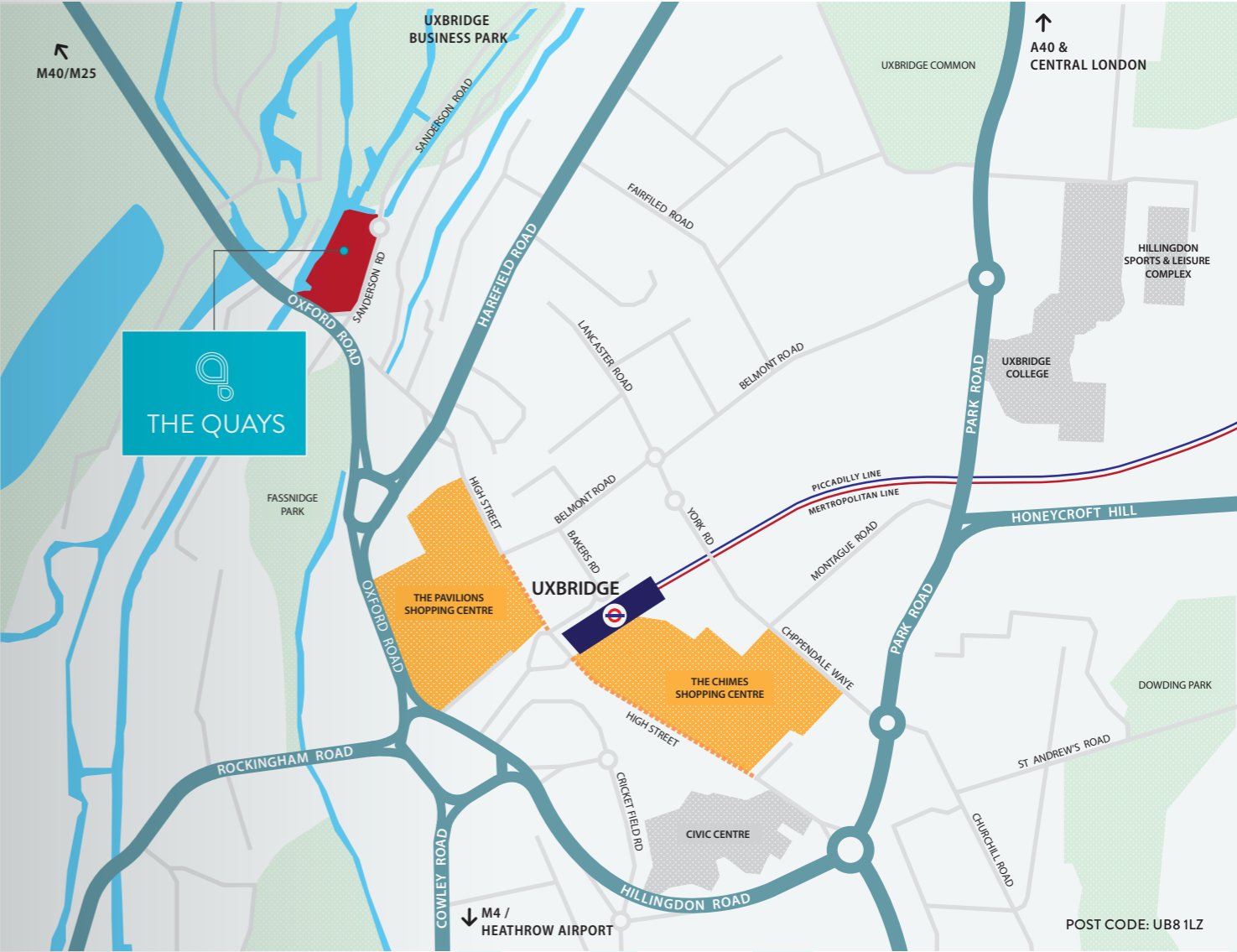
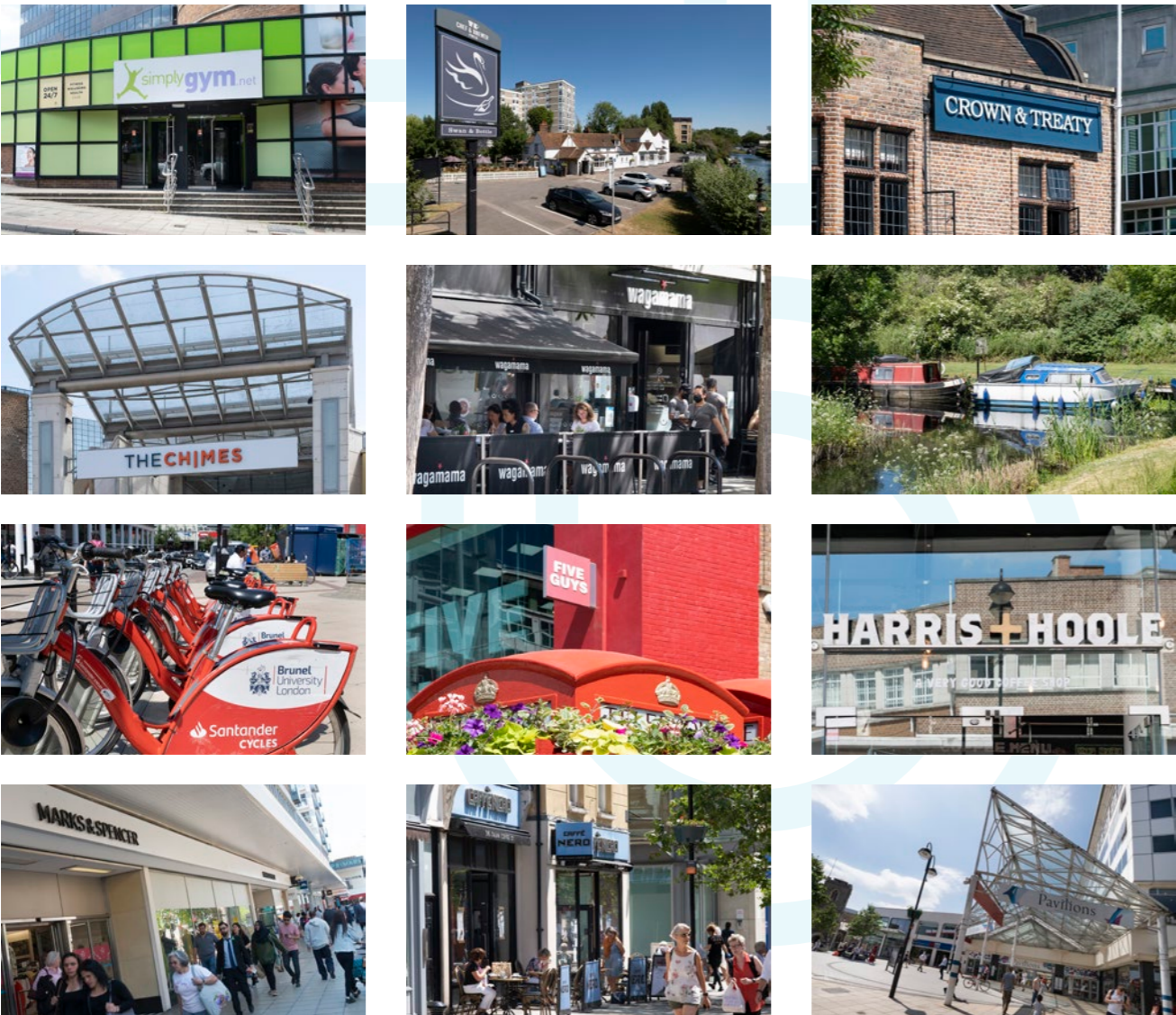
← UXBRIDGE BUSINESS PARK

→ 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.

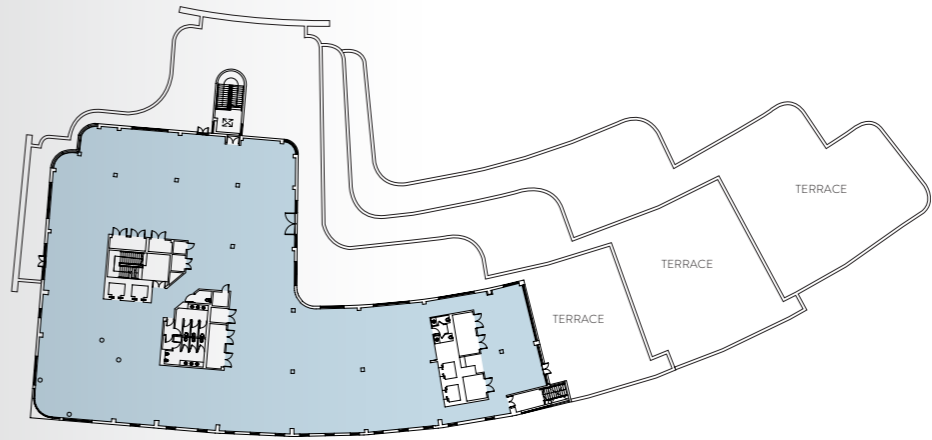
The property is configured over ground and three upper floors. Each of the upper floors benefit from generous terraces overlooking the Grand Union Canal.

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

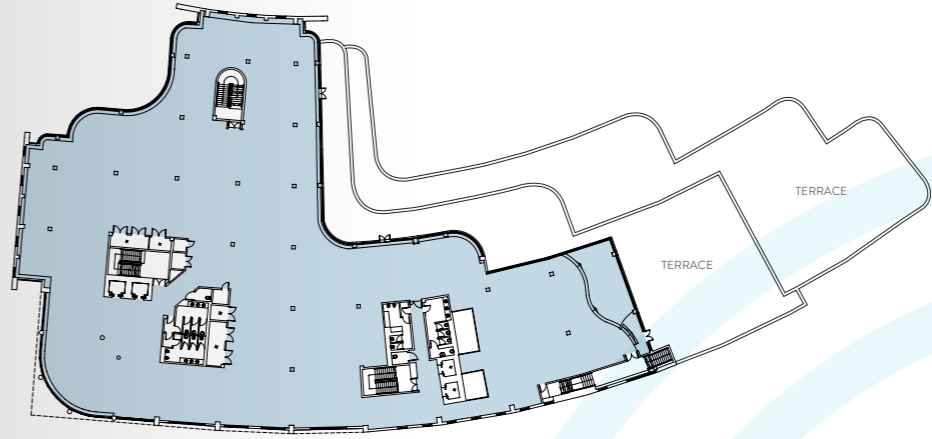
The property benefits from 286 spaces (approx 1:310 sq ft). EPC - D(96).



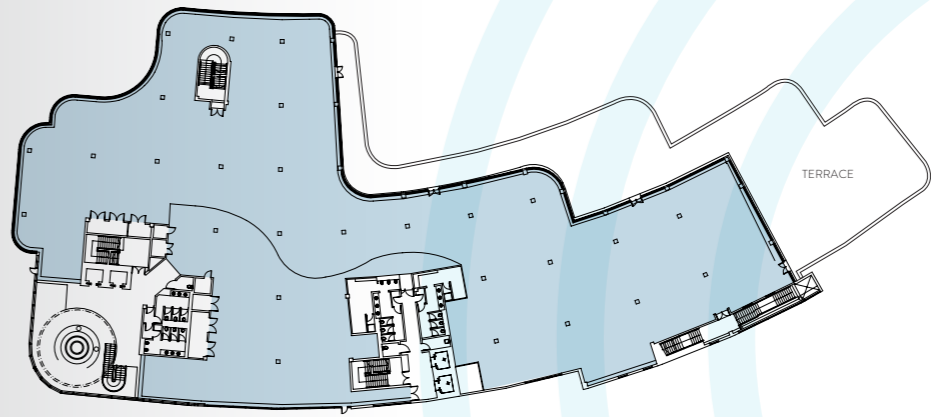
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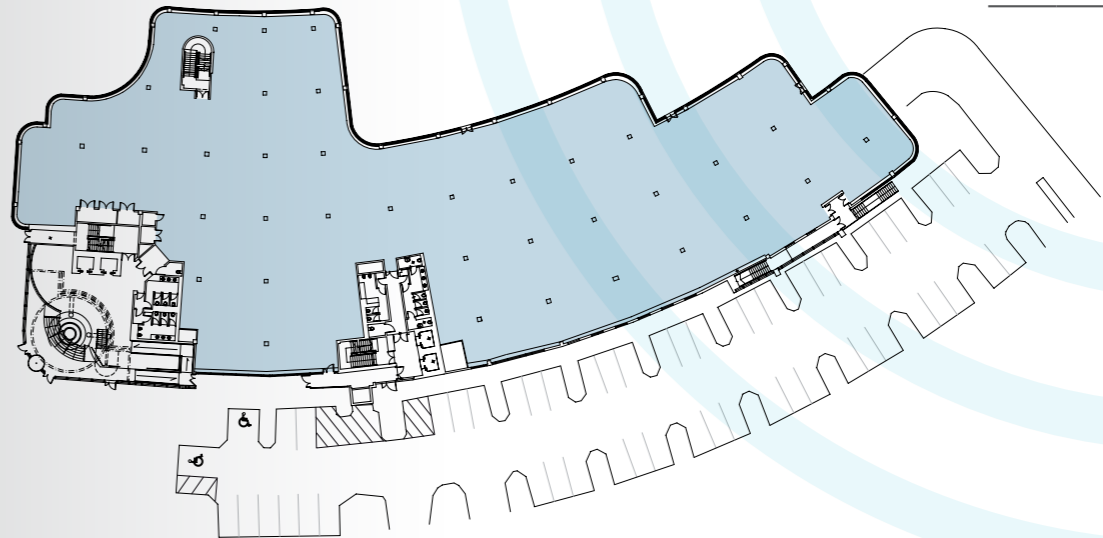
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## FLOOR AREAS (IPMS3 APPROX.)

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

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