

**THE**  
**QUAYS**  
**UXBRIDGE**

**PROMINENT GREATER LONDON DEVELOPMENT OPPORTUNITY  
FOR SALE ON BEHALF OF FIXED CHARGE RECEIVERS**



THE  
**QUAYS**  
UXBRIDGE

# SUMMARY

- Prominent freehold site totalling 2.8 acres (1.13 hectares).
- Canal side location with open country views, close to Uxbridge town centre.
- Existing office building arranged over basement, lower ground, ground and three upper floors and extending to 176,641 sq ft (16,411 sq m) GIA with approximately 344 car parking spaces.
- Approximately 0.4 miles (600m) from Uxbridge Station providing direct access to central London via the Metropolitan and Piccadilly lines.
- Less than 1 mile (1.6km) from M40 Junction 1 and less than 10 miles (16 km) from Heathrow Airport.
- Outstanding potential for conversion or redevelopment to a range of alternative uses, including residential, subject to the necessary consents.
- Supportive pre-application feedback for residential redevelopment of the site.
- Freehold with vacant possession.
- For Sale on behalf of Fixed Charge Receivers.
- Offers invited for the Freehold interest on an Unconditional or Subject to Planning basis.

THE CHIMES  
SHOPPING CENTRE

THE PAVILIONS  
SHOPPING CENTRE

GRAND UNION CANAL

 UXBRIDGE STATION

FASSNIDGE PARK

RIVER COLNE

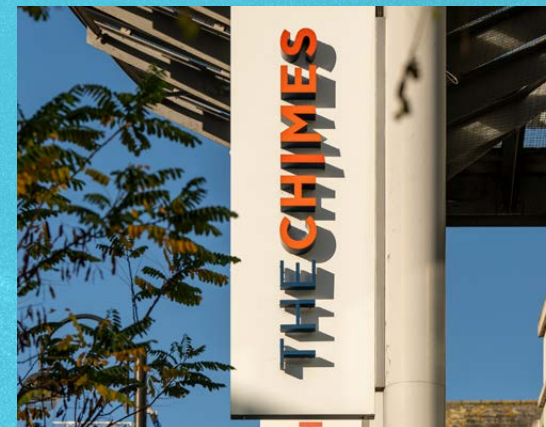
THE  
**QUAYS**  
UXBRIDGE



# UXBRIDGE

Uxbridge is a long-established west London town that acts as the administrative centre of the London Borough of Hillingdon. Benefiting from strong transport connectivity and access to green spaces together with a range of retail and leisure offerings, the town appeals to both residents and commercial occupiers alike.

The metropolitan centre features two shopping centres, an active high street, and leisure facilities such as an IMAX cinema and an Art Deco lido. Green spaces include Fasnidge Park, Dowding Park, Colne Valley Regional Park, and canal-side walks along the Grand Union Canal. The town is home to Brunel University and Buckinghamshire New University, alongside highly rated schools.



# LOCAL OCCUPIERS

## RETAIL

### 1. THE PAVILIONS (INCLUDES):

Clarks  
F.Hinds  
Metro Bank  
Primark  
TK Maxx  
Trespass  
Warren James

### 2. THE CHIMES (INCLUDES):

Accessorize  
Ernest Jones  
Goldsmiths  
H. Samuel  
H&M  
Milano Couture  
Natwest  
Office  
Repertoire  
Boots  
JD Sports  
Holland & Barrett  
New look  
Next

## SUPERMARKETS

3. Sainsbury's  
4. Marks & Spencers  
5. Lidl  
6. Iceland  
7. Tesco  
8. Aldi

## LEISURE

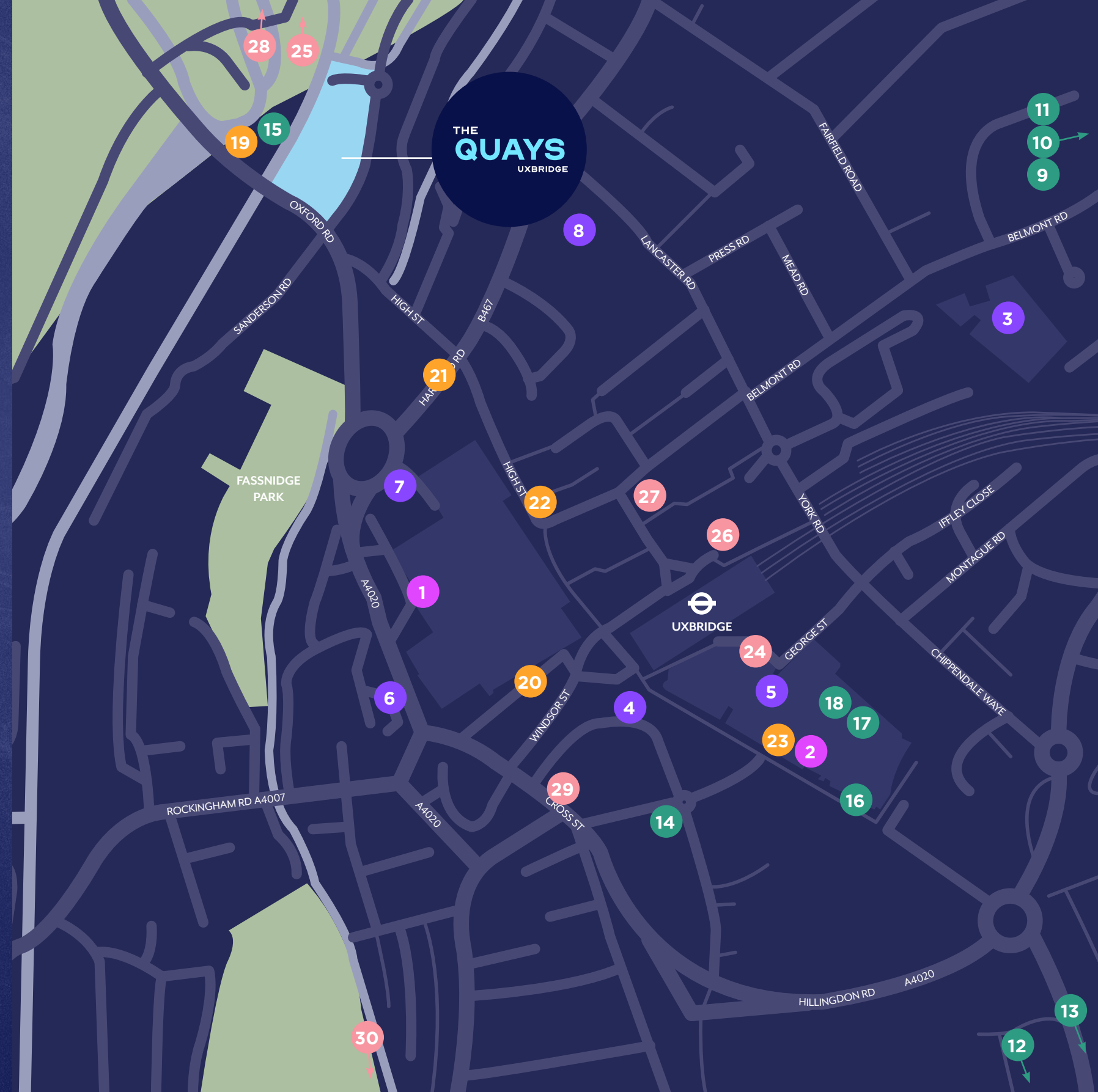
9. Hillingdon Sports & Leisure Complex  
10. Hillingdon Athletics Stadium  
11. The Old Uxbridge Ski Slope  
12. Hillingdon Golf Course  
13. RAF Vine Lane Cricket Ground  
14. Gym Group Uxbridge  
15. Grand Union Canal  
16. Odeon Uxbridge  
17. Pure Gym  
18. Hollywood Bowl

## HOSPITALITY

19. Swan & Bottle  
20. Queens Head  
21. Nonna Rosa  
22. Prezzo  
23. Pizza Express

## LOCAL OCCUPIERS

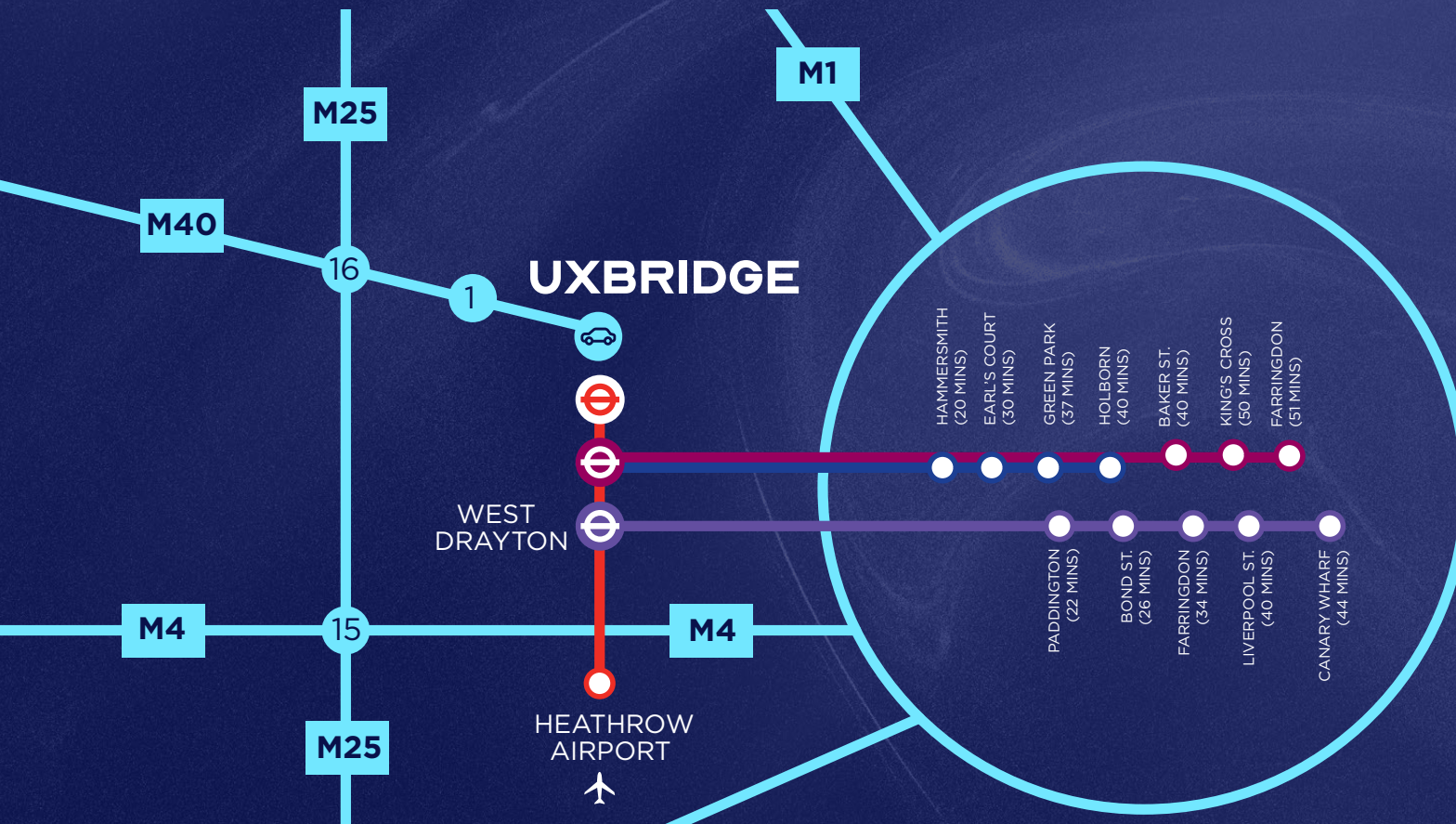
24. Coca Cola  
25. Xerox  
26. Mitsubishi Motors  
27. giffgaff.  
28. Bristol-Myers Squibb  
29. PDC Brands  
30. Galiford Try



# CONNECTIVITY

Uxbridge Station lies approximately 0.4 miles (600m) from the site and is the terminus for the Metropolitan and Piccadilly Underground lines, offering direct services to Hammersmith, Baker Street, and King's Cross stations.

West Drayton station, around 3 miles (5 km) to the south and accessible via the bus network, benefits from both Elizabeth Line and National Rail services providing access across Greater London and to the west of England.



● Motorways ● Bus Route ● Elizabeth Line ● Metropolitan Line ● Piccadilly Line

All journey times are from the originating station (Source: [www.google.com/maps](http://www.google.com/maps))



## BUS NETWORK

Numerous local and regional bus routes serve Uxbridge, including 222, U1, U2, U3, U5, 427, and A10, providing connections to West Drayton, Hillingdon, Heathrow and surrounding areas.

## ROAD CONNECTIONS

Positioned on Oxford Road, the site is less than 1 mile (1.6 km) from the M40 (Junction 1) and less than 2 miles (3.2 km) from the M25 (Junction 16), providing fast links to the national motorway network. Central London is approximately 18 miles to the east.

# THE SITE

Extending to approximately 2.8 acres (1.13 hectares), the broadly flat site comprises a prominent 1990s, former headquarters office building, overlooking the Grand Union Canal, and with views of the open countryside to the south west beyond.

- 176,641 sq ft (16,411 sq m) Gross Internal Area (GIA)
- 88,043 sq ft (8,180 sq m) Net Internal Area (NIA)
- Office accommodation arranged over ground and three upper floors
- Approximately 286 car parking spaces arranged over lower ground and basement levels with a further approximately 58 spaces provided at grade.

The existing building is believed to be constructed from a reinforced concrete frame with a combination of curtain walling, stone blockwork, and stucco render exteriors, incorporating double glazed windows.

The freehold ownership includes parts of the Oxford Road and Sanderson Road, both of which are assumed to be adopted highways.



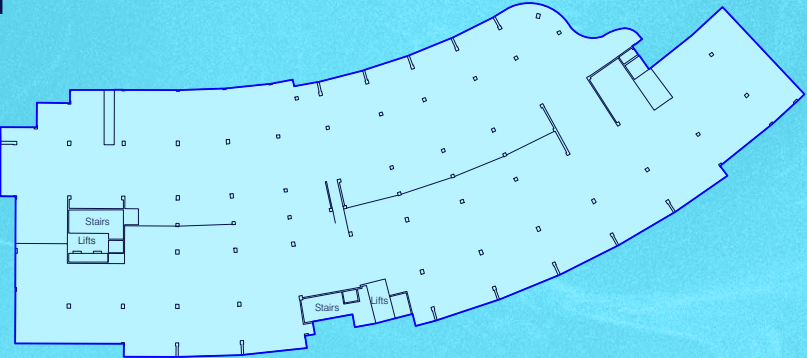
# EXISTING ACCOMMODATION

Floor	Use	GIA (sq m)	GIA (sq ft)	NIA (sq m)	NIA (sq ft)
Basement	Parking	3,472	37,369		
Lower Ground	Parking	3,453	37,168		
Ground	Office	3,167	34,088	2,828	14,307
First	Office	2,492	26,827	2,064	21,086
Second	Office	2,300	24,761	1,959	22,212
Third	Office	1,526	16,428	1,329	30,438
Fourth*	Roof/ Plant Rooms	-	-	-	-
<b>TOTAL</b>		<b>16,411</b>	<b>176,641</b>	<b>8,180</b>	<b>88,043</b>

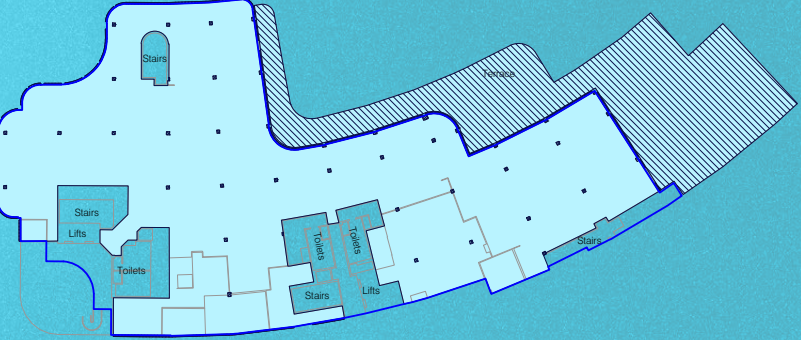
\* Not included in measured survey (2025)

EXTENDING TO APPROXIMATELY 2.8 ACRES (1.13 HECTARES), THE BROADLY FLAT SITE COMPRISES A PROMINENT 1990S, FORMER HEADQUARTERS OFFICE BUILDING

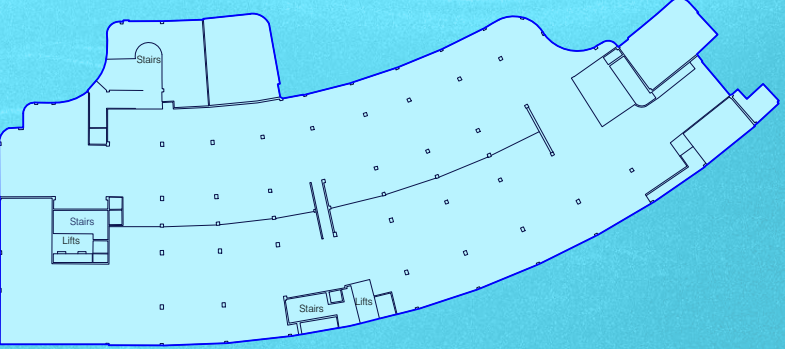
BASEMENT



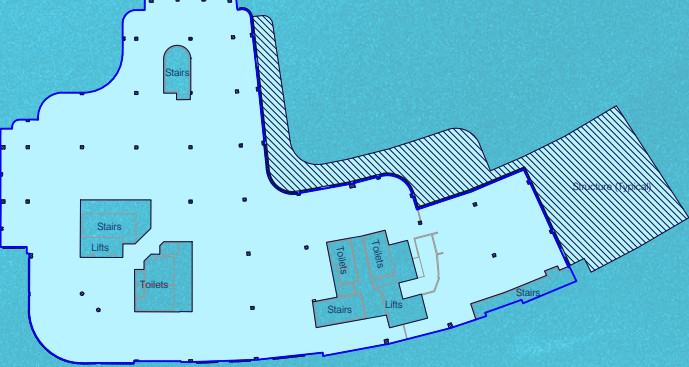
FIRST



LOWER GROUND



SECOND



GROUND



THIRD



OXFORD ROAD

SANERSON ROAD



# DEVELOPMENT OPPORTUNITY

The Quays offers an excellent redevelopment opportunity with the potential to deliver a gateway residential scheme of up to 316 new homes.

The site has an extensive planning history, considering a range of uses through pre-application engagement over the past 7 years. Whilst the property is not a designated development site in the current Local Plan, it falls within a Hotel and Office Growth Location, in which policy seeks to protect viable office use. However, emerging planning policy appears to provide a supporting framework for residential development on the site:

## MEETING HOUSING NEED

The London Borough of Hillingdon faces significant housing delivery pressures. Redevelopment of the Quays for residential use would make a material contribution to local and London-wide housing targets.

## OFFICE OVERSUPPLY

Avison Young's Employment Land and Capacity Study (2023), supporting the draft Local Plan, shows that there is a lack of demand for and oversupply of office accommodation across the borough, and particularly in Uxbridge. This independent study, coupled with ongoing, site specific marketing evidence potentially justifies loss of office accommodation in this peripheral town centre location.

## EMERGING POLICY SUPPORT

Commissioned by LB Hillingdon, the Uxbridge Town Centre Vision (2024) identifies the area for residential-led regeneration, including a proposed Canalside residential zone, signalling a strategic shift toward residential, retirement and student housing uses on the site.

## FLOOD RISK RESOLVED

Whilst the Environment Agency identifies the site as falling in Flood Zones 1 to 3, surveys and further analysis undertaken by Cube Consulting have proven this potentially inaccurate and effectively the whole site should be designated as Flood Zone 1, making it suitable for residential development.

## BROWNFIELD REGENERATION

The site is previously developed land in a sustainable, well-connected location near Uxbridge Town Centre and public transport. National and London Plan policies prioritise brownfield sites for housing.

Other notable allocations include its location in the Uxbridge Lock Conservation Area, its inclusion in an Article 4 zone preventing change of use from commercial to residential under permitted development rights and its PTAL rating of between 2 and 4.

A detailed planning assessment has been undertaken by Simply Planning and is available in the marketing dataroom.



CGI of an indicative scheme (Scenario 1)

In August 2025, pre-application advice was sought from LB Hillingdon on the principle of residential development of the site. As part of this consultation, advice was sought in relation to the following:

- Principle of redeveloping the site for residential uses in buildings of up to 8 storeys providing approximately 200 to 270 new homes, with a parking ratio of 0.3 spaces per dwelling.
- Principle that it would be impractical converting the existing building for residential use.
- Marketing evidence for the existing office accommodation coupled with emerging policy documents demonstrate a lack of viable office demand.
- Technical analysis of the site's flood risk demonstrates that it is more comparable to Flood Zone 1 than its current Environment Agency designations, and consequently a Sequential Test is not required to determine its suitability for residential use.

LB Hillingdon has subsequently provided a formal response to this pre-application submission, in which they demonstrate their support for a change of use from office to residential on the site.

Full details of the proposals submitted are contained within the marketing dataroom.

In light of the emerging planning policy position, architects Stellan-Brand were commissioned to undertake capacity studies for the site, considering its potential for residential uses, which might include for sale, BTR, later living or PBSA. The following pages set out 6 possible residential-led development scenarios that would deliver up to 316 dwellings in up to 4 blocks, with an overall developable area of 29,970 sqm (322,594 sqft) GIA, depending on the height of scheme delivered and block orientation. The scheme has been designed in such a way that multiple residential tenures or uses could be self-contained in separate blocks or mixed-use scheme could be delivered, such as residential and self-storage uses alongside each other.

# SCENARIO 1

- 177 Units
- “Linear” Blocks
- Up to 6 Storeys (Below 18m)
- c. 48% Parking Provision
- GIA: 17,336 sq m (186,603 sq ft)
- NSA: 11,209 sq m (120,653 sq ft)



# SCENARIO 2

- 246 Units
- “Linear” Blocks
- Up to 11 Storeys (Above 18m)
- c.35% Parking Provision
- GIA: 23,445 sq m (252,360 sq ft)
- NSA: 14,948 sq m (160,899 sq ft)



# SCENARIO 3

- 240 Units
- “U Shaped” Blocks
- Up to 6 Storeys (Below 18m)
- c.36% Parking Provision
- GIA: 23,321 sq m (251,025 sq ft)
- NSA: 14,853 sq m (159,876 sq ft)



# SCENARIO 4

- 316 Units
- “U Shaped” Blocks
- Up to 11 Storeys (Above 18m)
- c.27% Parking Provision
- GIA: 29,970 sq m (322,594 sq ft)
- NSA: 19,836 sq m (213,513 sq ft)



# SCENARIO 5

- 217 Units
- “U Shaped” Blocks
- Up to 6 Storeys (Below 18m)
- c.39% Parking Provision
- GIA: 21,380 sq m (230,132 sq ft)
- NSA: 13,829 sq m (148,854 sq ft)



# SCENARIO 6

- 235 Units
- “U Shaped” Blocks
- Up to 6 Storeys (Below 18m)
- Reduced number of cores and balcony provision
- c.34% Parking Provision
- GIA: 21,942 sq m (236,181 sq ft)
- NSA: 14,343 sq m (154,387sq ft)



CGI of an indicative scheme (Scenario 1)





# FURTHER INFORMATION

## TENURE

The Property is held freehold on Title Number: AGL47068

## EPC

EPC D, assessed October 2021. EPC certificates are available in the data room.

## METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior).

## AML

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

## VAT

The Property is elected for VAT.

## DATAROOM

A dedicated project data room has been set up, and interested parties should register for access.

[CLICK HERE](#)

## PROPOSAL

Offers invited for the Freehold interest on an Unconditional or Subject to Planning basis.

# CONTACTS

For further information please contact:

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