

Unit B, 33 The Ridgeway

Iver, SL0 9HW



TO LET

2,350 SQ FT
(218.32 SQ M)

£49,350 PER ANNUM

Modern warehouse/light
industrial unit

- Refurbished
- Electrically operated up-and-over loading door
- 3 phase power
- Minimum eaves height 7m
- First floor offices
- Separate male and female WCs
- Allocated parking for 5 vehicles

020 8707 3030
desouza.co.uk

Summary

Available Size	2,350 sq ft
Rent	£49,350 per annum
Rates Payable	£16,848 per annum
Rateable Value	£39,000
VAT	Applicable
Estate Charge	£600 per annum
EPC Rating	D (81)

Description

Unit B 33 The Ridgeway is a modern warehouse/light industrial unit with first floor offices.

Constructed with a steel portal frame and clad elevations, it offers a practical and flexible working environment.

Location

The Ridgeway is popular with freight and distribution companies due to its superb location just 5 miles from junction 15 of the M25 and junction 4B of the M4.

Heathrow Airport's Terminal 5 is only 8 miles from The Ridgeway which also benefits from three nearby train stations.

Accommodation

The accommodation comprises the following areas:

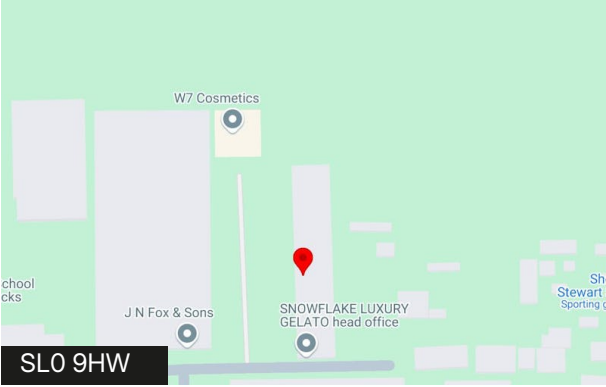
Name	sq ft	sq m	Availability
Building - Unit B	2,350	218.32	Available
Total	2,350	218.32	

Viewings

By appointment only with De Souza

Terms

Available on a new lease direct with the Landlord



Viewing & Further Information



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