

TO LET

WAREHOUSE / INDUSTRIAL UNIT

FLEXIBLE TERMS AVAILABLE



Rear of Unit L, Braintree Industrial Estate

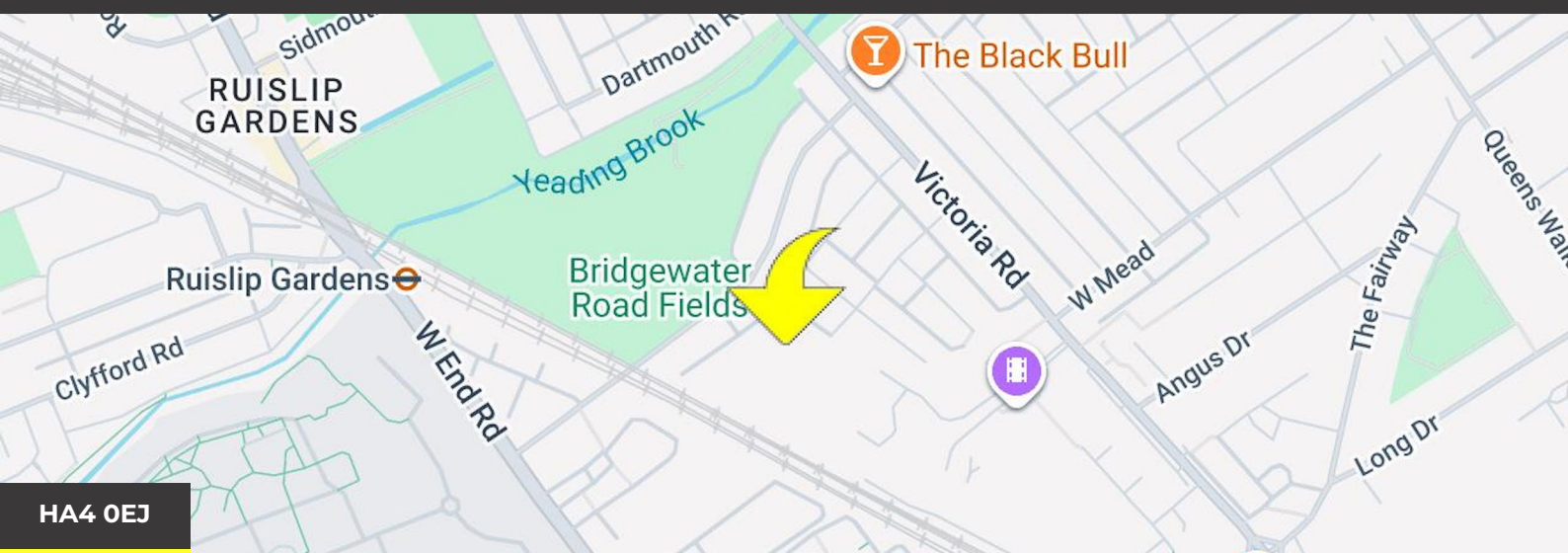
Braintree Road, Ruislip, HA4 0EJ

8,541 SQ FT (793.48 SQ M)

- Clear open-plan warehouse with racking
- Electric roller shutter door
- Grade A office accommodation with A/C
- Translucent roof panels
- WC
- Walking distance to South Ruislip UG Station
- Min height 5m rising to 8m at the roof apex
- Parking & loading
- LED Lighting
- Concrete floor
- Close proximity to A40 Western Ave

Location

The property is located on the well-known Braintree Industrial Estate accessed from on Braintree Road which is located on the south west side of Victoria Road midway between South Ruislip and Ruislip Gardens underground stations (Piccadilly, Central and Metropolitan Lines). The Estate is easily accessible to the A40 Western Avenue at the Polish War Memorial junction which in turn leads to Central London to the east and M40, M25 and the wider motorway network to the west.



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	7,225	671.22
Office	1,316	122.26
TOTAL	8,541	793.48

All measurements are approximate and measured on a gross internal area basis.

Summary

Available Size	8,541 sq ft
Tenure	New Lease
Rent	£125,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure
Service Charge	Approximately £597.87 + VAT per quarter
Legal Fees	Each party to bear their own costs
VAT	The rent is NOT subject to VAT
EPC Rating	D (99)

Description

The subject premises comprise a modern warehouse/storage unit of steel portal frame construction to a double pitched roof, arranged over the ground floor with a clear open-plan layout. The property benefits from a minimum eaves height of approximately 5 metres to the haunch, rising to 8 metres at the roof apex. Access to the warehouse is via a full-height electric roller shutter door, power, grade A fitted office accommodation, dedicated parking and loading provisions.

Travel Distances

South Ruislip Underground Station (Central Line) - 0.6 miles
Ruislip Gardens Underground Station (Central Line) - 0.8 miles
A40 - 1.5 miles
M25 - 8.2 miles
Central London - 15.5 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

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