

FOR SALE**DETACHED HEADQUARTERS DISTRIBUTION UNIT****RARE FREEHOLD OPPORTUNITY**

Unit L, Braintree Industrial Estate

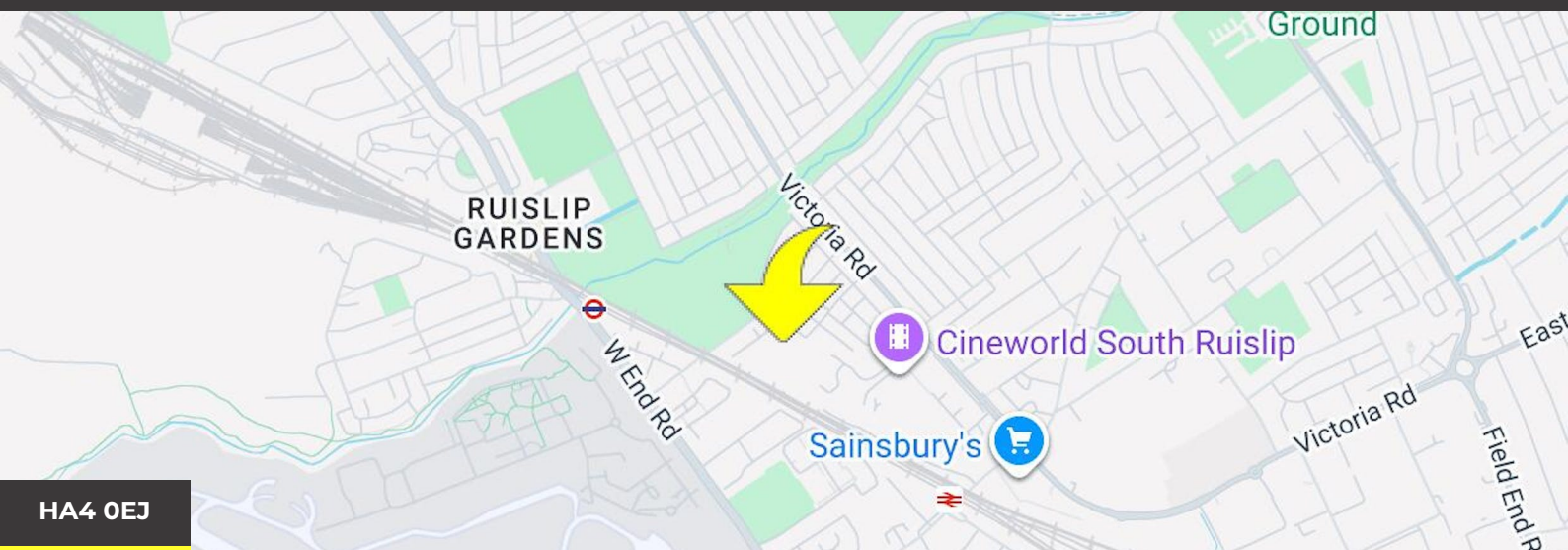
Braintree Road, Ruislip, HA4 0EJ

26,542 SQ FT (2,465.83 SQ M)

- 5m clear eaves height rising to 8m at the roof apex
- Allocated parking spaces
- 3x Electric roller shutter doors
- LED Lighting
- Server room with CAT 5 infrastructure
- Multiple boardrooms
- Open-plan and executive office suites
- Red Care security
- Walking distance to South Ruislip Underground Station (Central Line)
- Photovoltaic roof panels (50 kW Capacity)
- 3 Phase power & Gas
- Translucent roof panels
- High quality W/Cs & canteen
- Air conditioned comfort cooling
- Access control to every suite
- Reception area
- Internal and external CCTV
- Close proximity to A40

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.



HA4 0EJ



Accommodation

DESCRIPTION

Ground Floor Warehouse & Office

Mezzanine Storage

First Floor Offices

Second Floor Offices

SQ FT

19,850

912

4,480

1,300

SQ M

1,844.13

84.73

416.21

120.77

TOTAL

26,542

2,465.84

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



Summary

Available Size	26,542 sq ft
Tenure	Freehold
Price	Price on application
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure
Service Charge	Approx. £7,450.00 per annum
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The subject premises comprise a detached, modernised, steel portal framed storage/distribution facility constructed of brickwork elevations to a double pitched roof. Access to the ground floor warehouse is available via three electric roller shutter loadings doors. The warehouse area is of a clear open-plan configuration. A small mezzanine floor has been added to create further storage space. Grade A specification office accommodation is situated within a dedicated three storey section attached to the front elevation of the building. Allocated parking is available to the front elevation of the building.

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

Freehold.

Tenancy

The property will be sold with full vacant possession, subject to an income producing tenancy for a telecommunications mast located on the roof. Let to Cornerstone Telecommunications Infrastructure Ltd at a rental of £14,000 pa, for a term of 15 years from 5th February 2015 without any break clauses and 5 yearly rent reviews.

Photovoltaic Roof Panels

The property benefits from Photovoltaic panels installed on the roof with a total capacity of 50kW.

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:

Jack Pay
020 8075 1238
jp@telsar.com

Dipesh Patel
020 8075 1233
dp@telsar.com

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.