



Unit 2 Kildare Close
Eastcote, Middlesex, HA4 9LG

Light Industrial / Warehouse Unit

1,703 sq ft

(158.21 sq m)

- 3 Phase power & gas
- Dedicated loading bay & parking
- Loading door
- 2x W/C's
- Concrete floor
- Translucent roof panels
- Walking distance to Eastcote UG Station
- Close proximity to A40

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Summary

Available Size	1,703 sq ft
Rent	£34,060 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
Service Charge	There is currently no service charge payable but should one be introduced in the future, the tenant will be directly responsible to pay this.
VAT	VAT is payable if applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a mid-terrace light industrial / warehouse unit constructed of a steel truss frame with brick elevations to a pitched roof. Access to the warehouse is available via a dedicated loading door serviced by its own loading bay, with the first floor consisting of fitted offices and storage space maximising storage potential in the unit. The unit further benefits from 3 phase power, gas and welfare facilities. Dedicated parking is located to the front elevation of the unit.

Location

The premises is located on Kildare Close within walking distance of Eastcote underground station which is serviced by the Piccadilly and Metropolitan Line. The A40 Western Avenue is situated within 3 miles and provides direct access to Central London to the East and the M40 and M25 motorway networks to the West. There are also numerous bus routes servicing the local area and nearby amenities such as Sainsburys, Subway, Boots and many more all within 1 mile of the property.

Accommodation

The accommodation comprises of the following on a GIA basis.

Description	sq ft	sq m
Warehouse	1,703	158.21
TOTAL	1,703	158.21
Mezzanine	1,416	131.55

Tenure

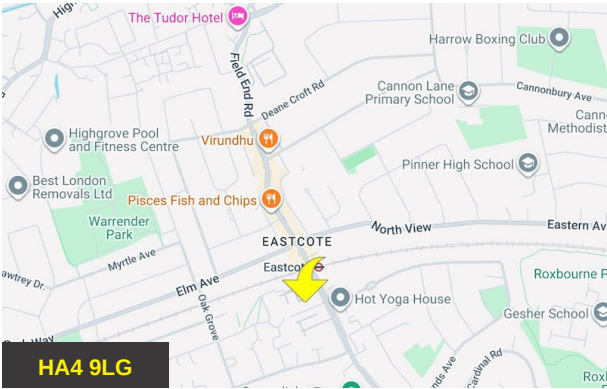
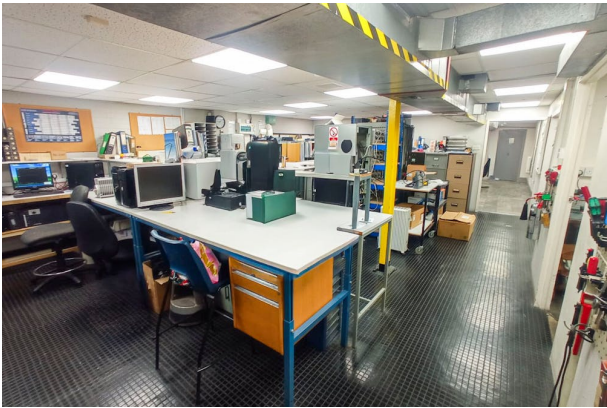
Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

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.



Viewing & Further Information



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