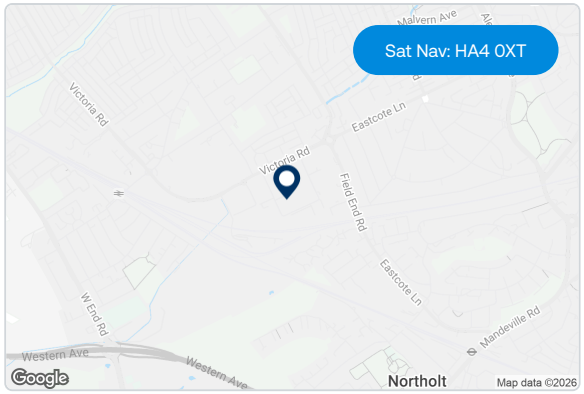
Mileway

Hawkers Yard

Stonefield Way, South Ruislip, HA4 0XT

Warehouse | 2,540 - 9,268 ft^2

- Clear height of 8m
- West London location close to A40
- Units can be combined
- 24/7 access
- To be refurbished
- Floor loading of up to 35 kN/m2



Description

Units 3, 4 & 5 Hawkers Yard Ruislip are modern high-specification units, offering flexible floor space and generous eaves height of 8 metres in a prime West London location, close to the A40. Each occupier will benefit from best-in-class design, purpose-built for efficiency providing a comfortable working environment, with high-speed broadband connectivity.

Location

Hawkers Yard is located in Ruislip, an 8 minute drive to the A40, providing convenient access into central London, the M40, M25 and the national motorway network.

By rail: South Ruislip Rail and Underground stations, regular services in and out of central London and 0.7 miles from Hawkers Yard (14 minute walk)

By bus: Three bus stops within an 18 minute walk

By road: A40 (Western Avenue), convenient access into central London, the M40, M25, and the national motorway network 1.7 miles from Hawkers Yard (6 minute drive)

By air: Heathrow Airport, over 180 destinations worldwide and 8.7 miles from Hawkers Yard (23 minute drive)

Further information

EPC
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Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	3,800	01/05/2026	8,395
Unit 4	Warehouse	2,540	01/09/2026	5,825
Unit 5	Warehouse	2,928	01/09/2026	6,710
Total		9,268		

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