

Unit C

33 The Ridgeway, Iwer, SL0 9HW

 DE SOUZA



TO LET

2,350 TO 3,290 SQ FT
(218.32 TO 305.65 SQ M)

£49,350 PER ANNUM

Modern
industrial/warehouse unit
with mezzanine floor.

- Electrically operated loading door
- 3-phase power supply
- Minimum eaves height 7m
- Mezzanine floor (940 sq ft)
- Comfort cooling to offices
- Car parking
- EPC B

020 8707 3030
desouza.co.uk

Summary

Available Size	2,350 to 3,290 sq ft
Rent	£49,350 per annum
Rates Payable	£15,840 per annum
Rateable Value	£33,000
VAT	Applicable
EPC Rating	B (47)

Description

Unit C is modern light industrial/warehouse unit extending to 2,350 sq ft with a first floor office. A mezzanine floor provides an additional 940 sq ft and is currently fitted out as additional space but could also be used for storage. There is gas heating and comfort cooling to the offices. There are 2 teapoints on the first floor and 1 in the ground floor offices. Unit B is also available and can be combined to provide a total of 5,640 sq ft.

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:

Floor/Unit	sq ft	sq m
Unit	2,350	218.32
Mezzanine	940	87.33
Total	3,290	305.65

Specification

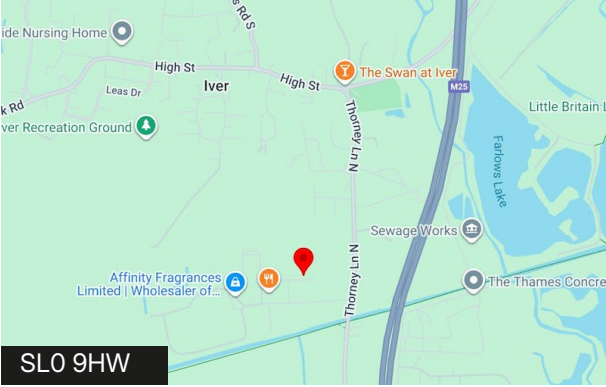
- Modern unit with 7 m minimum eaves
- Electrically operated loading door
- 3-phase power
- LED lighting
- Mezzanine floor currently providing additional office space
- Gas heating and comfort cooling to offices
- Male, female and accessible WC
- Pedestrian entrance with lobby area
- 3 teapoints
- Meeting room and private office
- Can be combined with Unit B to provide 5,640 sq ft

Viewings

By appointment only with De Souza

Terms

Available by way of a sublease or an assignment. The existing lease expires in March 2033 and includes a tenant only break in March 2028. A new lease direct with the Landlord may also be available subject to separate negotiation.



Viewing & Further Information



Paul Flannery
020 8707 3030 | 07946 422 920
paulf@desouza.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/07/2026