TELSAR.com

TO LET

Unit D3, Braintree Industrial Estate

Braintree Road, Ruislip, HA4 0EJ

Warehouse / Storage Unit with Modern Offices

6,382 sq ft

(592.91 sq m)

- Min eaves 2.65m rising to 3.87m
- Allocated parking spaces
- Power & gas
- Electric roller shutter door
- W/Cs & kitchenette
- Florescent strip lighting
- Office A/C & gas heating
- Close proximity to A40
- Walking distance to South Ruislip UG Station

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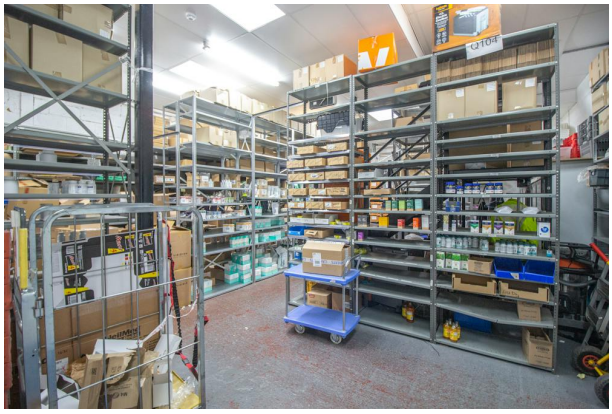
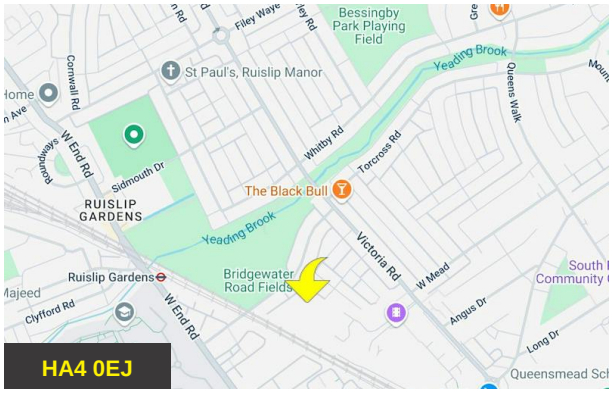
Summary

Available Size	6,382 sq ft
Rent	£13 per sq ft
Business Rates	Interested parties to contact the London Borough of Hillingdon.
Service Charge	Approx. £1800 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)





Description

The premises comprise an end-terraced industrial/storage unit primarily of brick and block construction to a steel truss frame and pitched roof. The ground floor warehouse is used predominantly for storage with ancillary office accommodation to the ground floor and fitted offices on the first & second floors. The unit benefits from an electric roller shutter door located to the front of the property with ample dedicated parking is available on the estate.

Location

Unit D3 is located on the well-known Braintree Industrial Estate on Braintree Road which is located on the south west side of Victoria Road midway between South Ruislip and Ruislip Gardens underground stations. The Estate is easily accessible to the A40 Western Avenue at the Polish War Memorial junction.

Accommodation

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

Description	sq ft	sq m
Ground Floor Warehouse	3,071	285.31
Ground Floor Offices	917	85.19
First Floor Offices	1,494	138.80
Second Floor Offices	900	83.61
Total	**6,382**	**592.91**

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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