

LEASE ASSIGNMENT

Trade Counter / Industrial Unit with Yard



Unit 10, 5 Bradfield Road
South Ruislip, Middlesex, HA4 0NU

9,804 SQ FT (910.82 SQ M)

- Modern trade counter unit
- Large yard area with deep loading apron
- Minimum height 7m rising to 8.4m
- Concrete floor
- Translucent roof panels
- Lighting
- Full height electric loading door
- 3 phase power
- Gas
- Kitchenette
- WC x3
- Fitted offices with recessed lighting and suspended ceilings
- 12 parking spaces

Neighbouring Occupiers



9,804 SQ FT (910.82 SQ M)

Accommodation

AREAS	SQ FT	SQ M
Ground Floor Warehouse	6,780	629.88
Ground Floor Trade Counter / Offices	1,720	159.79
First Floor Office	1,304	121.15
TOTAL (GIA)	9,804	910.82

All measurements are approximate and on a gross internal basis (GIA)

LOCATION

The property is situated within a dedicated Trade Estate located on Bradfield Way which is accessed off Field End Road, which provides direct access to the A40 Western Ave, leading into Central London, Heathrow and the wider motorway networks. South Ruislip, Northolt Park Overground Stations and Northolt Underground Station (Central Line) are located within short distance of the property. Serval bus routes also service the local area.

Travel Distances:

A40 - 1.2 miles
M4, J3 - 5.0 miles
M40, J1 - 6.8 miles
M25, J16 - 8.0 miles
M1, J4 - 8.8 miles
Heathrow - 7.0 miles

Transport:

Northolt Underground Station - 1.0 mile
South Ruislip Station - 1.0 mile
Northolt Park Station - 1.5 miles

Source: Google Maps

SAT NAV: [HA4 ONU](#)

Neighbouring Occupiers

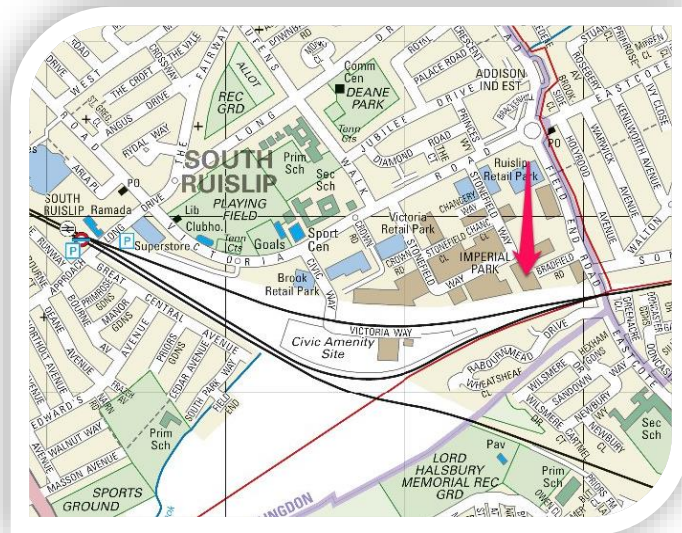
The property is located within an established Trade Park. Neighbouring occupiers include:

- Selco Builders Warehouse
- Howdens Joinery
- Tool Station
- Topps Tiles
- CEF

DESCRIPTION

The premises comprise a modern high bay storage and distribution warehouse facility constructed of a steel portal frame to part cavity brick and part profile sheet metal clad elevations. Access to the warehouse is gained via a full height up and over loading door. The warehouse is of a clear open-plan layout with ancillary trade/showroom/office accommodation provided at the ground and first-floor levels respectively. To the front is a large yard area incorporating a loading bay and dedicated parking spaces. The front yard area could potentially be securely fenced subject to the landlord's consent.

Property Ref: [30592](#)



TENURE

Assignment of existing lease which is held on a full repairing and insuring basis for a term of 10 years from 5th February 2020 expiring 4th February 2030 with a tenant only break option on 4th February 2025 providing no less than 6 months written notice and a rent review due on 5th February 2025. 4 months rent free will be offered by the Landlord if the break clause is not exercised.

The lease has been contracted inside the provisions of the 1954 Landlord & Tenant Act (pt II as amended). Full lease available on request, subject to terms and conditions.

PRICE

The current passing rent is £147,060 p.a. (£15 per sq ft) exclusive.
(All prices are subject to VAT)

Service Charge

Approx. £5,320 per annum plus VAT

BUSINESS RATES

Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.

EPC

TBC

LEGAL COSTS

Each party to bear their own legal costs.

For further information or to arrange a viewing, please contact:



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