

TO LET

Storage / Warehouse Unit



Unit D2a, Braintree Industrial Estate

Braintree Road, Ruislip, Middlesex HA4 0EJ

6,423 SQ FT (596.72 SQ M)

- Minimum eaves of 3.95m rising to 8m at the apex
- Electric roller shutter door (w:2.91m x h:2.77m)
- Concrete floor
- Lighting
- 3 Phase Power
- Translucent roof panels
- Allocated car parking
- WC

SITUATED ON A SECURELY GATED ESTATE ■ **ALLOCATED PARKING**
DIRECT ACCESS TO A40 & MOTORWAY NETWORK



6,423 SQ FT (596.72 SQ M)

Accommodation

AREAS	SQ FT	SQ M
Ground Floor Warehouse	6,423	596.72
TOTAL	6,423	596.72

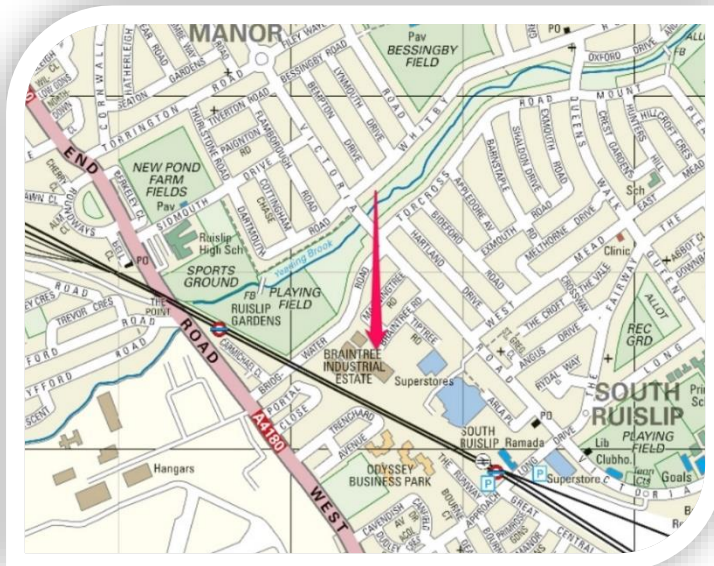
All measurements are approximate and on a gross internal basis (GIA)

LOCATION

Unit D2a is prominently positioned at the front of the 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.

SAT NAV: [HA4 0EJ](#)



DESCRIPTION

The premises comprise a mid-terraced industrial/storage unit primarily of brick and block construction to a steel truss frame and double pitched roof.

The unit benefits from a dedicated loading area via an electric roller shutter door located to the rear of the property. Allocated parking is available on the estate.

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.

PRICE

Rent - £80,288 per annum (£12.50 per sqft)
(All prices will be subject to VAT)

SERVICE CHARGE

A service charge will be levied for the maintenance and repair of the communal areas.

BUSINESS RATES

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

LEGAL COSTS

Each party to bear their own legal costs.

Property Ref: [30538](#)

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



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