

# TO LET

**TWO STOREY UNIT AVAILABLE AS A WHOLE OR BY FLOORS WITH  
GENEROUS PARKING**

**UNIT 2** 10 Stonefield Way, Ruislip HA4 0JS



## Features

- 6,424 - 12,996 Sq Ft
- £20.00 Per Sq Ft
- Roller Shutter Loading
- Bright Office Space
- Prominent Building
- E Class Business Use
- New Lease Available

## Summary

This modern commercial unit offers versatile space of approximately 13,000 sq ft arranged 50/50 over ground and first floor with 23 car parking spaces. Each floor has a ceiling height of 3.27m.

The unit has E class use and is suitable for offices and light production, storage, creche, medical, gym or retail trade counter.

The unit can be leased as a whole or in single floors.



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**For further information please contact:**

**Chamberlain Commercial (UK) Ltd**, Unit 10, Bradburys Court,  
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.  
**E** [info@chamberlaincommercial.com](mailto:info@chamberlaincommercial.com) **W** [chamberlaincommercial.com](http://chamberlaincommercial.com)

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### Location

Stonefield Way is a popular commercial location situated behind Victoria Road Retail Park. This location enjoys excellent road and public transport links. The A40/M40 is within a 5 minute drive via the Polish War Memorial. South Ruislip tube station (Piccadilly Line) is within a short walk.

### Description

A steel portal frame building with concrete full loading floors. Each floor has excellent natural light with floor to ceiling windows. The unit also benefits from enhanced security provisions including security roller shutters to all windows. The adjoining unit 1 is of the same size and could be available by negotiation with the current tenant.

### Accommodation

Floor	Sq Ft	Sq M
Ground	6,424	597
First	6,572	610
<b>Total</b>	<b>12,996</b>	<b>1207</b>

### Tenure

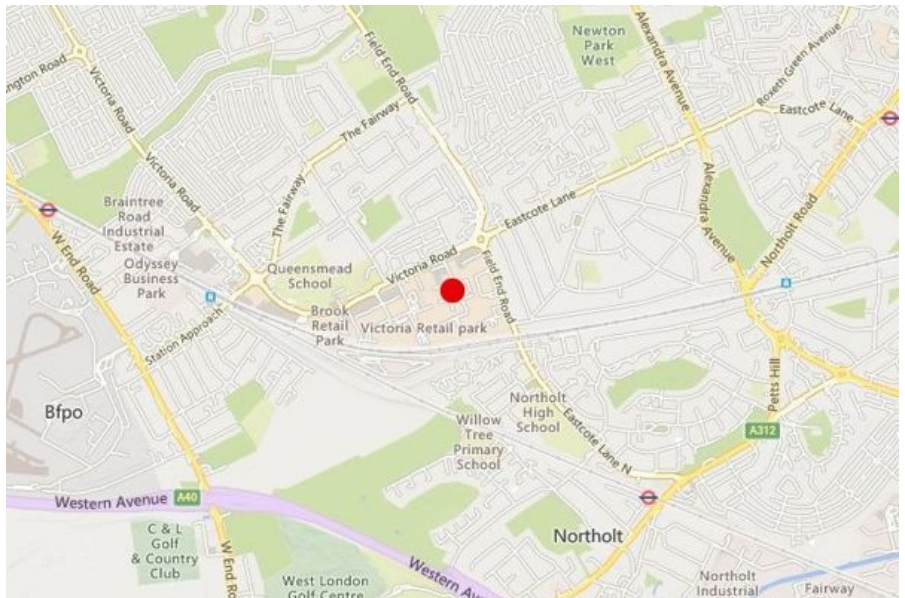
Leasehold

### Terms

The property is available by way of a new lease for a term to be agreed. The quoting rent is £20 per sq ft plus VAT and all other outgoings.

### Business Rates

London Borough of Harrow. Rateable Value from April 2023 £165,000. Rates payable 2024/25 will be approximately £96,000 (£7 per sq ft).



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## Viewing

Strictly by appointment through sole agents Chamberlain Commercial 0208 429 6899  
info@chamberlaincommercial.com.

## Contact

Tony Chamberlain 07817 077077  
tony@chamberlaincommercial.com



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