



BRAINTREE HOUSE, BRAINTREE ROAD, RUISLIP, HA4 0EJ

SUMMARY

Prime freehold investment for sale
 Minimum eaves of 3.95m rising to 8m at the apex
 Multiple loading doors
 Translucent roof panels
 3 phase power supply
 Male and female WCs to ground & first floor
 Offices benefit from carpeting, suspended ceilings, recessed lighting, gas central heating and double glazing.
 Gated rear car park/yard
 Dedicated car parking to front, side and rear
 Security alarm (not tested)
 Inclusive of reception and showroom

DESCRIPTION

The property comprises a former car dealership and warehouse and light industrial units which is of steel portal frame construction to brick elevations and double pitched roof. Currently the ground floor is divided into 5 units, each with its independent access.

The main front ground floor unit is a reception, showroom and fitted ancillary office accommodation to the first-floor level with independent access. There are five dedicated loading doors and onsite parking space for up to 30 vehicles. The individual units at the side and back of the building can be opened to create a single larger unit or retained as individual units. Being situated on a road with other residential dwellings, there could be potential for future redevelopment, subject to planning permission.

The following breakdown indicates the area's and dimensions of the unit:

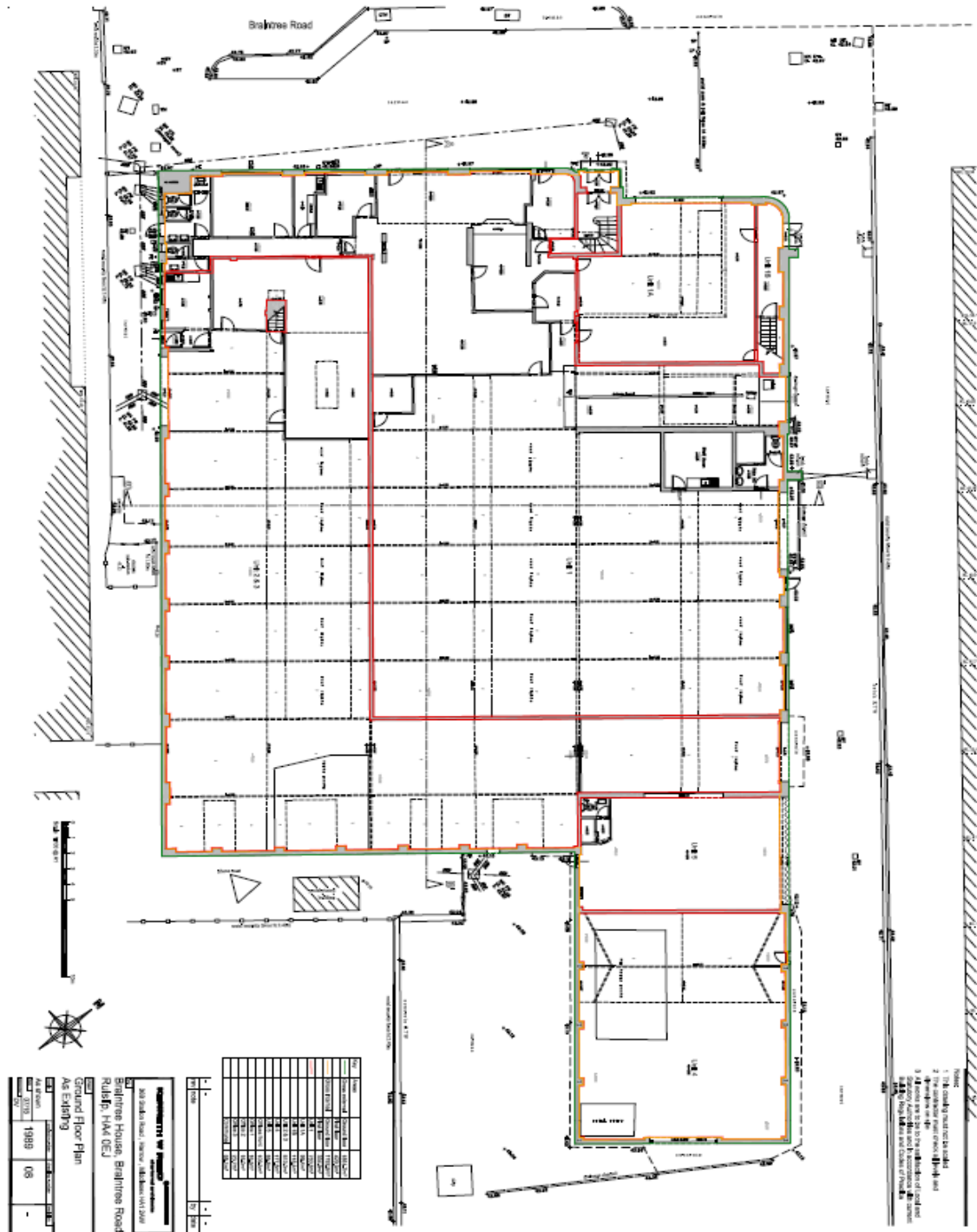
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Area	1792.84	19,298
First	Office space	334.92	3,605
Second	Office Space	139.40	1500 approx.
	TOTAL	2,267.16 sqm	26,670.16 approx.

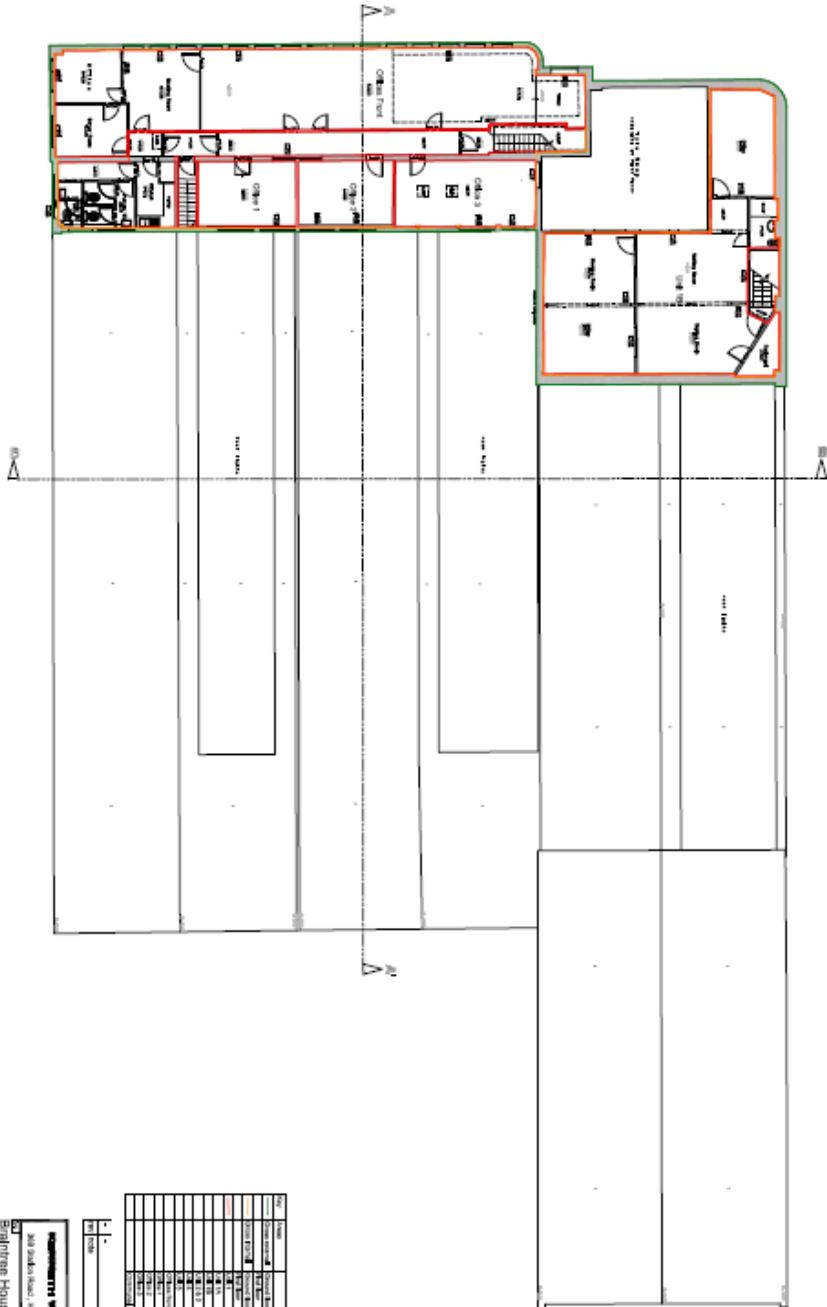
LOCATION

The property is prominently located before the entrance of Braintree Industrial Estate on Braintree Road which is situated on the Southwest 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 providing access to central London, M40, M25 and the wider motorway network.

TENANCIES AND ACCOMODATION

UNIT	TENANT	ANNUAL RENT	LEASE TERM	BREAK CLAUSE
Unit 1	TheTek	£56,250	5 years from August 2020	
Unit 1A	Kevin Smith TA M & A Autos	£20,400	6 years from May 2022	2 years
Unit 2	Express Marble and Granite Ltd and Alhah Mahomud and Mina Samir Samaan	£82,820	6 years from May 2022	2 year break clause not exercised
Unit 3	Navneet Kaur Parmar	£30,000	6 years from May 2022	2 year break clause not exercised
Unit 4	Javed Maqsood	£26,400	6 years from May 2022	2 year break clause not exercised
Unit 5	Singh Commercial Kitchen Solution Ltd and Harmeet Singh	£13,800	6 years from May 2022	2 year break clause not exercised
Unit 5A	Mohammad Bashir Bhatti	£26,400	6 years from May 2022	2 year break clause not exercised
Office 1	Hybrid Network Family (UK) Ltd	£25,000	6 years from May 2022	2 year break clause
Office 2	ASB Distributions Ltd	£24,000		
Telecommunication mast	Vodafone	£12,000		
TOTAL RENTAL INCOME		£317,000		





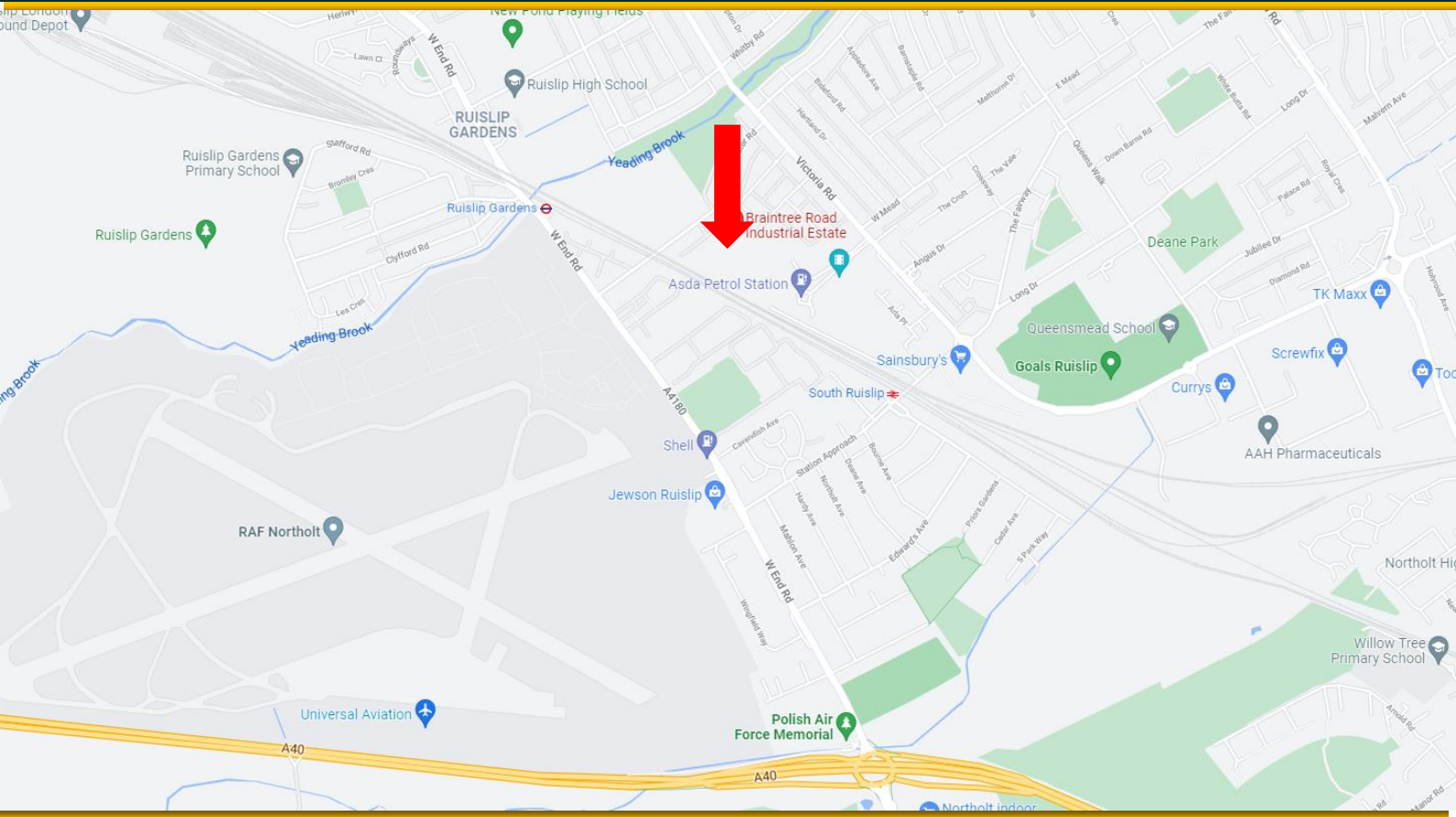
Notes:
1. The existing structure is to be retained.
2. The existing structure is to be retained.
3. The existing structure is to be retained.
4. The existing structure is to be retained.

Room	Area (sqm)	Area (sqft)
Room 1	10.0	107.6
Room 2	10.0	107.6
Room 3	10.0	107.6
Room 4	10.0	107.6
Room 5	10.0	107.6
Room 6	10.0	107.6
Room 7	10.0	107.6
Room 8	10.0	107.6
Room 9	10.0	107.6
Room 10	10.0	107.6
Room 11	10.0	107.6
Room 12	10.0	107.6
Room 13	10.0	107.6
Room 14	10.0	107.6
Room 15	10.0	107.6
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Room 17	10.0	107.6
Room 18	10.0	107.6
Room 19	10.0	107.6
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Room 29	10.0	107.6
Room 30	10.0	107.6
Room 31	10.0	107.6
Room 32	10.0	107.6
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Room 43	10.0	107.6
Room 44	10.0	107.6
Room 45	10.0	107.6
Room 46	10.0	107.6
Room 47	10.0	107.6
Room 48	10.0	107.6
Room 49	10.0	107.6
Room 50	10.0	107.6
Room 51	10.0	107.6
Room 52	10.0	107.6
Room 53	10.0	107.6
Room 54	10.0	107.6
Room 55	10.0	107.6
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Room 68	10.0	107.6
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Room 70	10.0	107.6
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Room 93	10.0	107.6
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Room 97	10.0	107.6
Room 98	10.0	107.6
Room 99	10.0	107.6
Room 100	10.0	107.6

First Floor Plan
As Existing

1988 09





TENURE

Total Rent: £317,000 per Annum Approx.
Asking price: Offers in the region of £6,750,000

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on (01895) 556000.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk



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