



UNIT A, BRAINTREE INDUSTRIAL ESTATE, BRAINTREE ROAD RUISLIP, HA4 0EJ

SUMMARY

- Newly refurbished internally and externally
- Electric loading door
- Gated loading bay
- 3 Phase power & gas
- Dedicated parking
- W/Cs & kitchen facilities
- Office A/C & gas heating
- Security & fire alarm
- 5853 SQ Ft

DESCRIPTION

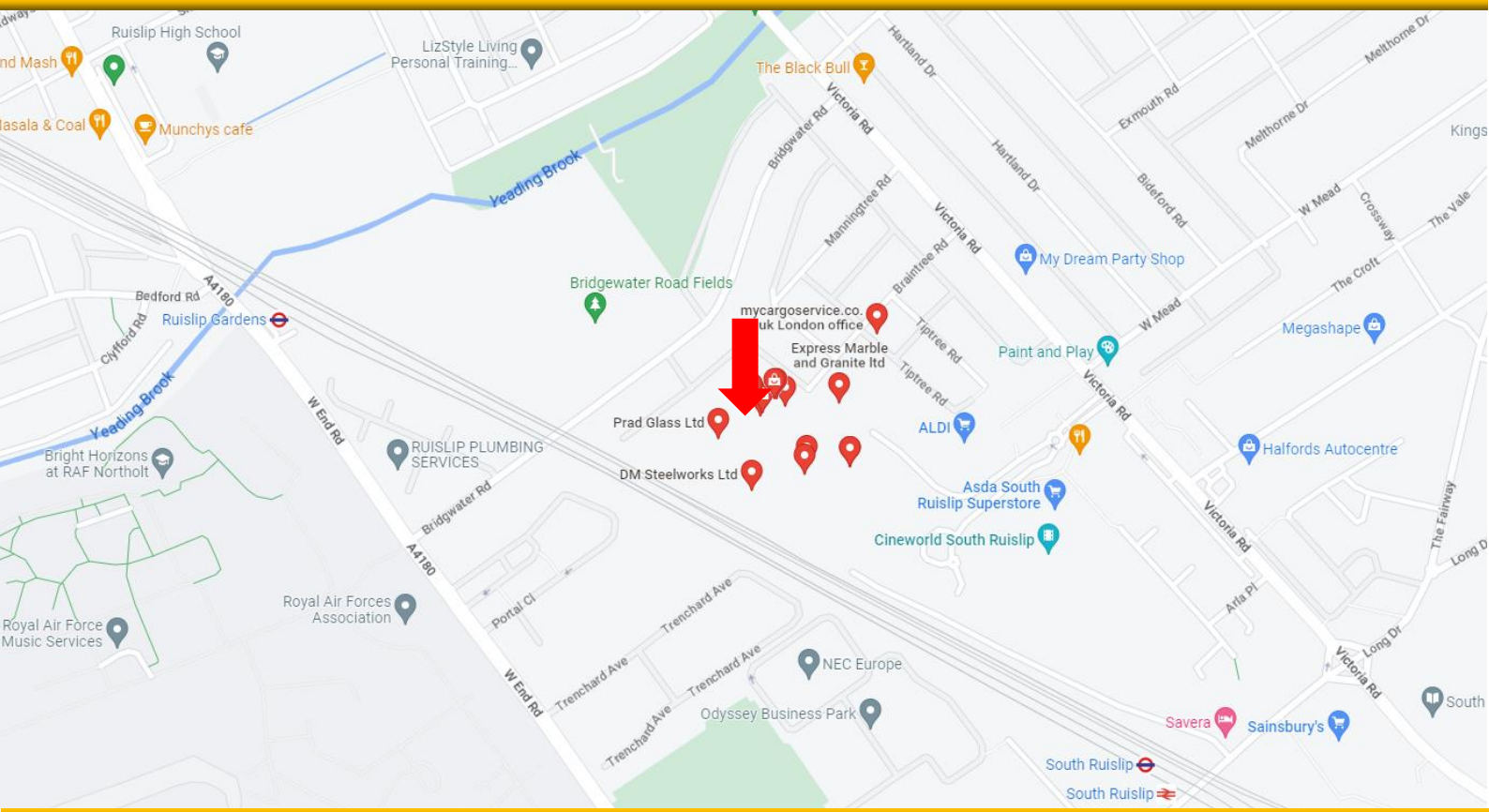
The unit is primarily of brick and block construction to steel truss frame. The warehouse has been completely refurbished and split including a demise wall to split the space into 2 units for sale purposes. A new WC block has been installed, external staircase and some extensive refurbishments to the external areas has been carried out.

The ground floor consists of an open plan warehouse space with a shutter to the side and rear of the warehouse. The first floor consists of W/C and further storage and or office space. New carpets have been installed to first floor.

LOCATION

The Property is located on the western end of Braintree Road immediately to the left following entering the Braintree Industrial Estate. The Property is located between Ruislip Gardens and South Ruislip Tube stations, both are on the central line and provide access to central London.

The Property has good road links and is approximately 1.33 km from its nearest junction to the A40, which goes on to access the M40 and M25. Local amenities and occupiers include Sainsburys, Asda, Screwfix, B&M Home Store and Lidl.



ACCOMODATION

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

FLOOR	DESCRIPTION	AREA sqm	AREA sq ft
Ground	Warehouse	262	2819
First	Office Space	282	3034
TOTAL		544 sqm	5853 sq ft

TENURE

Freehold - Price on application

LEGAL COSTS

Each party to bear their own legal costs

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

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

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