

14,171 SQ FT (1,317 SQ M)



TO LET – WAREHOUSE WITH SECURE YARD

SPECIFICATION

- Min 5.4m clear height rising to 6.9m
- Clearspan warehouse space
- Front and side loading via 2 level access loading doors
- Secure yard of approx. 6,700 sq ft
- New LED lighting throughout
- Ground and first floor offices
- Allocated car parking

	SQ M*	SQ FT*
Warehouse	1,053.3	11,338
GF reception & offices	131.4	1,414
First floor offices	131.8	1,419
TOTAL	1,316.5	14,171

*All areas are measured on an approximate Gross Internal Basis

DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction with ancillary ground and first floor offices.

The unit benefits from clearspan warehouse space accessed via a full height loading doors to two elevations and a secure yard to the side.

For more information, please contact:



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TO LET

Unit 4 The Ridgeway Estate

Iver, Buckinghamshire, SL0 9HX

LOCATION

The unit is located within an established freight and distribution location on Ridgeway Trading Estate, Iver with Iver Crossrail station is within walking distance.

Iver itself is strategically located close to Slough, Poyle, Uxbridge and Heathrow with excellent proximity and connectivity to the M25, M40 & M4 motorways.

Driving distances	Miles
M4 (J5)	4
M40 (J1)	4.5
M25 (J15)	5.5
A406 (North Circular)	12
Heathrow International Airport	5
Central London	20

Source: Google Maps

TERMS

Available by way of a new full repairing and insuring lease on a flexible short-term basis.

RATEABLE VALUE

The Rateable value for the premises with effect from 01 April 2023 according to the VOA is £94,000 PA.

VIEWINGS

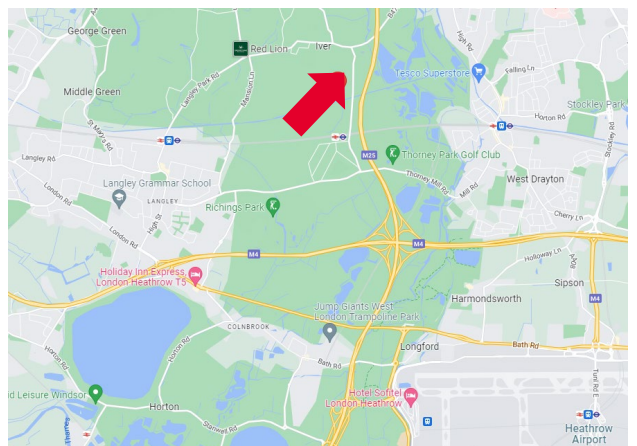
Strictly by prior appointment with the sole agent.

EPC

E-117



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The Misrepresentation Act 1967.

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