



**Unit D1a, Braintree Industrial Estate**  
Braintree Road, Ruislip, HA4 0EJ

**Industrial / Warehouse Unit with  
Ancillary Offices**

**4,036 sq ft**

(374.96 sq m)

- Min eaves 4m rising to 8m
- Refurbished with new roof
- 7x Dedicated parking
- Electric roller shutter door
- Loading bay
- 3 Phase power
- Welfare facilities
- GF & FF office accommodation
- Walking distance to Ruislip Gardens & South Ruislip UG Stations

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## Summary

<b>Available Size</b>	4,036 sq ft
<b>Rent</b>	£14.00 per sq ft
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure
<b>Service Charge</b>	Approx. £1,540 per annum.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Unit D1a is situated within 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, which in turn, connects to central London to the east and Heathrow and wider motorway network (M25, M40, M4) to the West.

## Description

The subject premises have been recently refurbished with a full roof replacement and comprises a warehouse unit of steel truss frame construction with over-clad brick elevations to a pitched roof. Open plan warehousing and offices are arranged over the ground floor with further offices situated on the first floor level. A mezzanine level has been added for extra storage. Goods access is provided via a electric roller shutter loading door with dedicated parking spaces located 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.

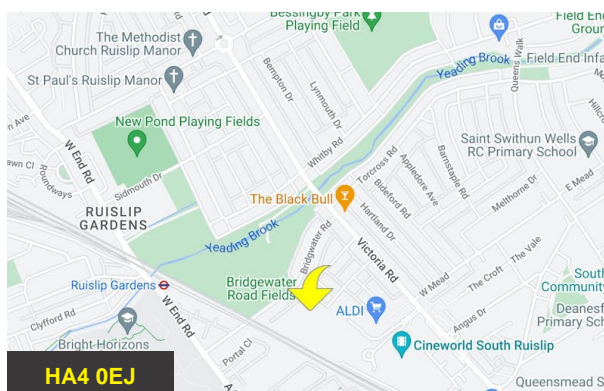
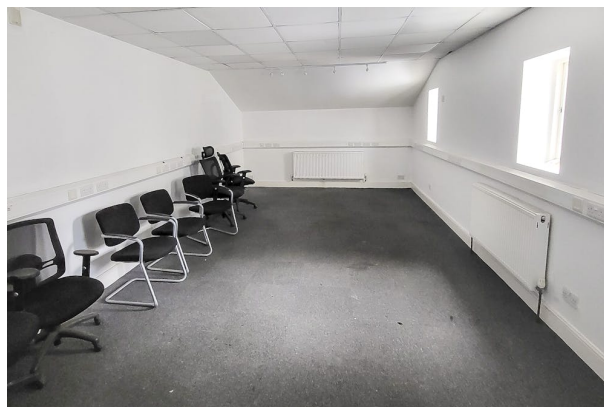
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	2,615	242.94
Ground Floor Offices	943	87.61
First Floor Offices	478	44.41
TOTAL	4,036	374.96
Mezzanine Storage	309	28.71

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



**Jack Pay**

020 3333 2222 | 07411 576313

jp@telsar.com



**Tom Boxall**

020 3333 2222

tb@telsar.com