

TO LET

MODERN WAREHOUSE UNIT CLOSE TO A40/M40 ACCESS

UNIT 5 Imperial Park Business Centre, Stonefield Way, South Ruislip, Ruislip HA4 OJW



Features

- 6,837 Sq Ft (635.16 Sq M)
- £136,740 Per Annum
- Quality Offices
- Electronic Loading Door H 5.35m W 3.95m
- 7 Car Spaces
- Secure Gated Estate
- New Lease Available

Summary

Unit 5 Imperial Park Business Centre is located close to the A40/M40 at South Ruislip and on an established trading estate where occupiers include Travis Perkins, Crown Relocation, Wickes DIY, Sainsburys, Lidl and Homebase.

This modern unit is suitable for warehouse or industrial use and benefits from 7.5m eaves height, quality offices, 3 phase electricity, air conditioning and allocated parking for 7 cars.

Available on a new lease.



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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.
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Location

Stonefield Way is an industrial estate within the South Ruislip ward of the London Borough of Hillingdon. The local area is predominantly industrial/retail warehousing properties. Ruislip is approximately 16 miles from the centre of London, 7 miles northwest of Wembley. The property is approximately 2 miles north of the A40, which connects to the M40 and provides access to the M25. London Heathrow is approximately 10 miles to the southwest. The property is approximately 1km from South Ruislip Station (Central Line and national rail services to London Marylebone).

Description

A modern warehouse/industrial unit built around 2007. The Property benefits from good vehicle access, eaves height of 7.5m and an electric loading door measuring approximately 5.3m by 3.9m. The unit benefits from a reinforced concrete floor, with a loading capacity of 37.5 k/sqm (750 lbs), three phase electricity and a substantial covered loading bay.

Accommodation

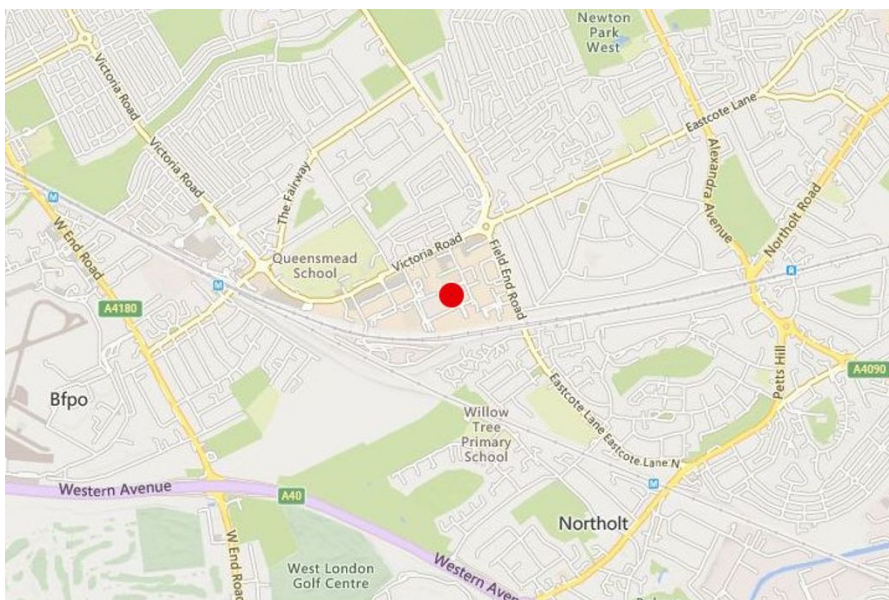
Ground Floor Warehouse	4,670
Ground Floor Office	1,097
First Floor	1,070
Total Gross Internal Area	6,837 sq ft
Mezzanine Floor	3,017 sq ft
Covered Loading Bay	871 sq ft

Terms

Available by way of a new Full Repairing & Insuring Lease. The rental is £20 per sq ft per annum (£136,740 per annum) exclusive of VAT and all other outgoings. The mezzanine floor is available by negotiation or can be removed.

Business Rates

London Borough of Hillingdon. Rateable value £81,000. Rates payable for 2025/26 £44,955.



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Planning

London Borough of Hillingdon. The property is reported to have planning use classes E, B2 & B8. Interested parties should verify the planning use directly with Hillingdon Council.

VAT

VAT may be applicable.

EPC

Energy Performance Rating D.

Legal Costs

The Landlord's reasonable legal fees are to be paid by the incoming tenant.

Viewing

Strictly by prior appointment via joint letting agents Chamberlain Commercial.

Contact 020 8429 6899



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