

TO LET

LOW COST MODERN OFFICE SPACE CLOSE TO A40/M40.

UNIT 1 Chancerygate Business Centre, Stonefield Way, South Ruislip HA4 0JA



Features

- 1,500 - 4,000 Sq Ft (139.35 - 371.6 Sq M)
- £22,500 - £60,000 Per Annum
- Fully Air Conditioned
- Car Parking
- Budget Rental
- Flexible Lease Term

Summary

Good quality offices located close to the A40/M40 (Polish War Memorial) and within walking distance of South Ruislip Underground Station.

Available is a choice of suites from 1,500, 2,500 or 4,000 sq ft.

Low cost rental of just £15 per sq ft per annum exclusive.



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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.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

South Ruislip sits between Hillingdon and Harrow, approximately 14 miles west of Central London.

Stonefield Way is a commercial location situated close to the A40/M40 and within walking distance of South Ruislip Tube Station (Central Line and Chiltern Line).

Stonefield Way is located behind the retail parks of Victoria Road and accommodates both office and warehouse occupiers including Wickes, Lidl, Travis Perkins, Sainsburys and Homebase.

Description

The offices form part of Chancerygate Business Park, a modern development of warehouses and offices. The two suites are located on the first floor of Unit 1 and consist of 1,500 sq ft and 2,500 sq ft, which can be combined.

The offices have a modern fit-out and are fully air-conditioned with raised floors and suspended ceilings with LED lighting. There is a range of glass partitioned offices and shared use of a fully equipped meeting room.

Tenure

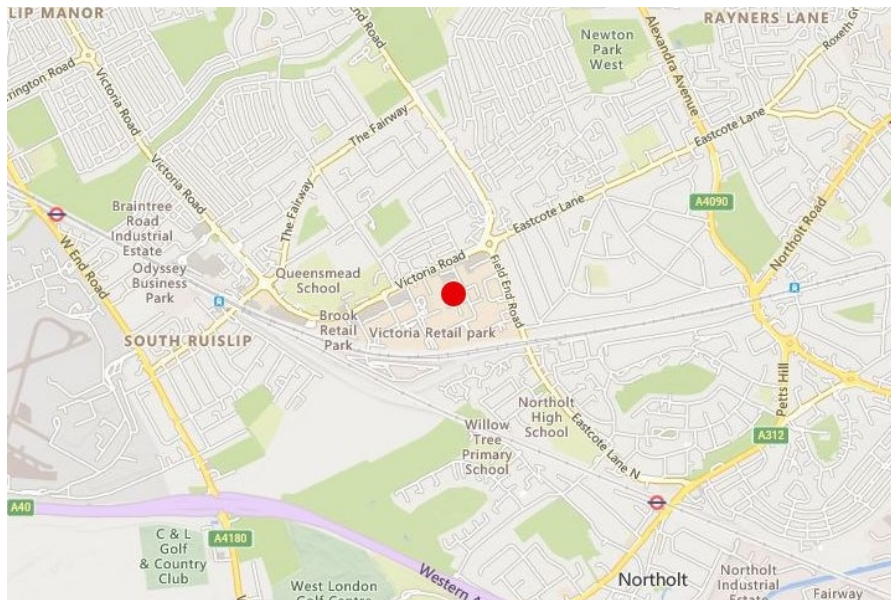
Leasehold

Terms

Available to let on a new Full Repairing and Insuring lease for a term to be agreed. The asking rent is equivalent to £15 per sq ft per annum, exclusive of VAT, business rates, service charges, utilities and all other outgoings. There is VAT to be added to the rent.

Business Rates

The 2 office suites are separately assessed for Business Rates. The 1,500 sq ft suite pays approx £8,000 per year and the larger suite of 2,500 sq ft pays approx £13,000 per year. Interested parties should verify this information with the Valuation Office Agency.



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EPC

Energy Rating C

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.



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