

TO LET

ENTIRE FIRST FLOOR OFFICE WITH GENEROUS PARKING

UNIT 2 10 Stonefield Way, Ruislip HA4 0JS



Features

- 6,424 Sq Ft (596.79 Sq M)
- £25.00 Per Sq Ft
- New Lease Available
- Bright Open Commercial Space
- Prominent Building
- Close to Stations

Summary

This modern commercial unit offers entire first floor office of approximately 6,424 sq ft with 10 car parking spaces. The floor has a ceiling height of 3.27m.

The unit has E class use.

The floor is available now 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.
E info@chamberlaincommercial.com **W** chamberlaincommercial.com

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Location

Stonefield Way is a popular commercial location situated behind Victoria Road Retail Park. This location enjoys excellent road and public transport links. The A40/M40 is within a 5 minute drive via the Polish War Memorial. South Ruislip tube station (Piccadilly Line) is within a short walk.

Description

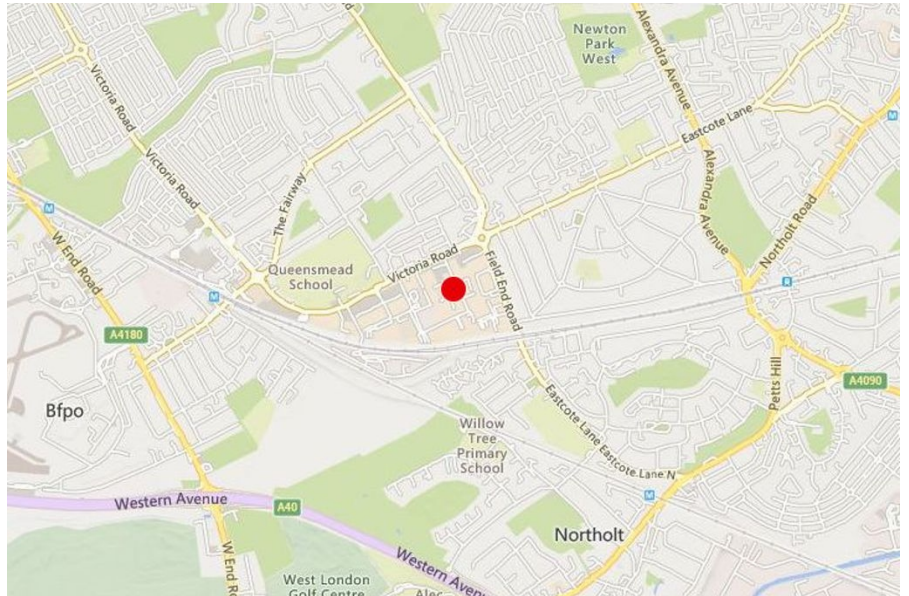
A steel portal frame building with concrete full loading floors. The first floor office is available which has excellent natural light with floor to ceiling windows. The unit has its own dedicated entrance and male and female wc's. The entire floor is fully open plan and has tiles floor, air conditioning and suspended ceilings with recessed LED lighting. The unit also benefits from generous parking behind the building of 8-10 spaces.

Terms

The property is available by way of a new lease for a term to be agreed. The quoting rent is £25 per sq ft plus VAT and all other outgoings.

Business Rates

Needs to be newly assessed. Approximate estimate for the rates payable is £48,000 (£7 per sq ft).



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VAT

VAT is applicable.

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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