

INDICATIVE OUTLINE

**Unit 3 Sperrin Business Centre**  
Stonefield Way, Ruislip, HA4 0BG

**Modern Industrial / Warehouse Unit**

**3,174 sq ft**

(294.87 sq m)

- Min eaves height of 6.6m rising to 8.22m
- Allocated parking
- Dedicated loading bay
- Full height electric panel shutter door (W:4m x H:4.51m)
- 3 Phase power
- Reception / showroom
- First floor storage / office accommodation
- Close proximity to the A40

# Unit 3 Sperrin Business Centre, Stonefield Way, Ruislip, HA4 0BG

## Summary

<b>Available Size</b>	3,174 sq ft
<b>Rent</b>	£17 per sq ft
<b>Business Rates</b>	Interested parties are advised to contact the local Council to confirm this figure
<b>Service Charge</b>	TBC
<b>VAT</b>	VAT will be payable if applicable.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated within the South Ruislip Industrial District in a prominent position fronting directly on to Stonefield Way which in turn links to Victoria Road, giving access to the A40 via the A4180, West End Road. The A40 links to Central London, the M40, M25 and the National motorway network. South Ruislip Underground Station (Central Line) is with 1 mile of the property.

## Description

Unit 3 Sperrin Business Centre comprises a mid-terraced modern warehouse/storage unit of steel portal frame construction with profile sheet metal clad elevations to a mono pitched roof. Clear open plan warehousing is arranged over the ground floor with access available via a full height electric panel shutter door serviced by a dedicated loading bay, with the first floor and ancillary storage / office accommodation available to the first floor level. The unit benefits from 3 phase power, welfare facilities and an excellent max height of 8.22m. Allocated parking is available to the front of the unit.

## 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.

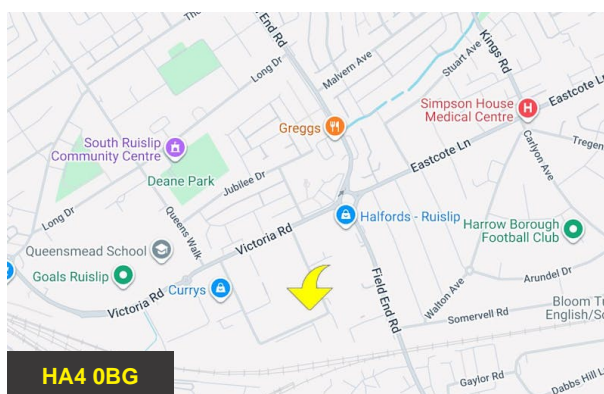
Description	sq ft	sq m
Ground Floor Warehouse	2,405	223.43
First Floor	769	71.44
<b>Total</b>	<b>3,174</b>	<b>294.87</b>

## 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.

## Disclaimer

None of the amenities have been tested by Telsar.



## Viewing & Further Information



### Amar Picha

020 8075 1237 | 07426 474470  
amp@telsar.com



### Jack Pay

020 8075 1238 | 07411 576313  
jp@telsar.com