



UNIT 4 EASTCOTE INDUSTRIAL ESTATE, FIELD END ROAD, EASTCOTE HA4 9XG

LOCATION

Eastcote Industrial Estate is situated just off Field End Road very close to Eastcote Metropolitan and Piccadilly Line Station and multiple shops. There is excellent access to the A40 / M40 / M25.

DESCRIPTION

The premises consists of a two level business unit with open plan offices on the first floor plus private rooms and on the ground floor there is a range of different sized rooms suitable for all purposes. Currently used as workshops/offices the unit was previously used as a training centre for many years.

ACCOMMODATION

Ground Floor	2,200sq ft
First Floor	<u>2,300sq ft</u>
Total	4,500sq ft

AMENITIES

- Toilet facilities on both floors
- Kitchen on first floor
- 24 hour access
- 4 parking spaces

RENT

£59,950 per annum exclusive.

- **LARGE UNIT TO LET / FOR SALE**
- **PREVIOUSLY USED AS TRAINING CENTRE**
- **4,500 SQ FT**
- **CONVENIENT LOCATION**
- **RENT £59,950 PAX**
- **FREEHOLD – OFFERS IN EXCESS OF £1.0M**

**RENT £59,950 PER ANNUM EXCLUSIVE
FREEHOLD AVAILABLE**

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

FREEHOLD

Our client will consider selling the Freehold in excess of £1.0M.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £40,250
Rates payable £19,920

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs in the case of a Letting.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (87).

VIEWING

Strictly by appointment through VDBM on 01923 845222