

# VDBM

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UNIT 7, EASTCOTE INDUSTRIAL ESTATE,  
EASTCOTE, HA4 9XG

## TWO STOREY BUSINESS UNIT TO LET

2,613 SQ FT

EASTCOTE

CONVENIENT LOCATION

RENT £35,000 PA + VAT

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### 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 including private office and meeting room, 3 phase electricity, suspended ceiling with recessed lighting, gas fired central heating via radiators, carpeting, double glazed windows and a full height roller shutter for access, 5 parking spaces are also included.

### ACCOMMODATION

The approximate net internal floor areas are as follows:-

Warehouse	1,431 sq ft
Mezzanine Offices	<u>1,182 sq ft</u>
Total	2,613 sq ft

### TERMS

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

### RENT

£35,000 per annum plus VAT.

### RATES

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

Rateable value £22,500

Rates payable £11,227 (2021/2022)

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.

### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (109)

### VIEWING

Strictly by appointment through VDBM on 01923 845222.

Please note the Directors of VDBM have a financial interest in the company which owns the Freehold of the Property.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.