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UNIT C+ D MICRO HOUSE, BURY STREET, RUISLIP HA4 7TL



- EXISTING LAB FIT OUT OR CAN BE CONVERTED TO OFFICES
- MINIMUM CLEAR WAREHOUSE HEIGHT OF 7M
- EXCELLENT LOCATION

#### **LOCATION**

The subject units comprise part of 4 modern, interlinked buildings situated just off of the junction of Bury Street, Ducks Hill Road and Breakspear Road in Ruislip.

The buildings are ideally located with quick and easy access to the London Underground and National Rail networks (West Ruislip 1.6 miles, Ruislip – 1.4 miles and Ruislip Manor 1.6 miles) as well as the motorway network (M40 / M25 3.8 miles)

#### **DESCRIPTION**

The premises comprises two adjoining units which offer warehouse plus adjoining ground and first floor office space. The existing office space is currently fitted as labs but this can be removed to offer conventional office space.

The warehouse space has two, full height roller shutter doors with a secure store to one side of the premises. The accommodation itself is rectangular in shape and does not have any columns or structural interruptions.



## £17.50 PER SQ FT

- EPC D
- UNIT C 3,086 SQ FT
- UNIT D 6.086 SQ FT
- CAN SPLIT
- FLEXIBLE LEASE TERMS AVAILABLE

Existing racking + strong room are to be left in situ but can be removed if required by interested parties.

#### **TERMS**

New FRI leases available for a term to be agreed.

### **RENT**

The quoting rent is £17.50 per sq ft exclusive.

#### LEGAL COSTS

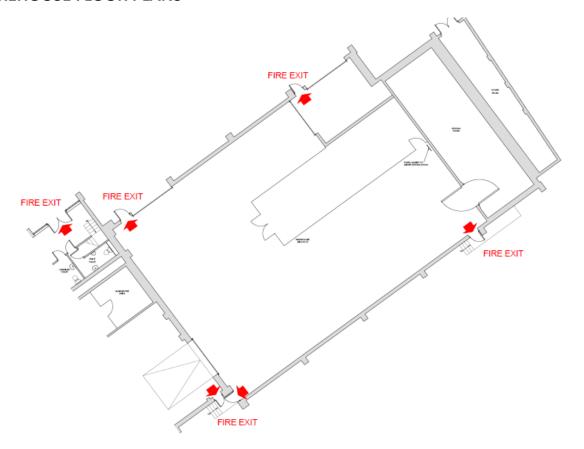
Each party to bear their own legal costs.

#### **VIEWING**

Strictly by appointment through VDBM on 01924 845222.

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.

# **WAREHOUSE FLOOR PLANS**



# ASSENCE PLAN ASSEN

## **Floor Areas**

Ground Office 909 sq ft
First Office 2,176 sq ft
Warehouse 6,086 sq ft
TOTAL 9,172 sq ft

# **OFFICE SPACE FLOOR PLANS**

