



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



**£17.50 PER SQ FT**

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

- **EPC – D**
- **UNIT C – 3,086 SQ FT**
- **UNIT D – 6,086 SQ FT**
- **CAN SPLIT**
- **FLEXIBLE LEASE TERMS AVAILABLE**

## 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.

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.

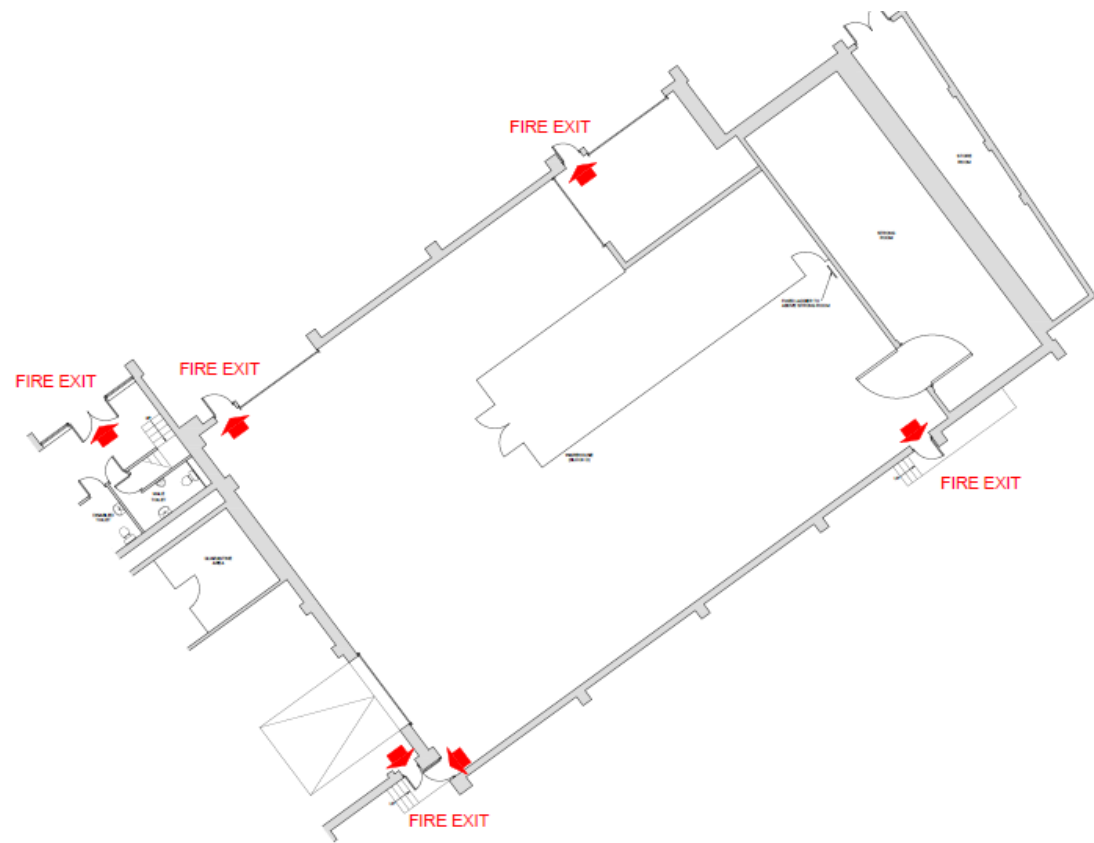
## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

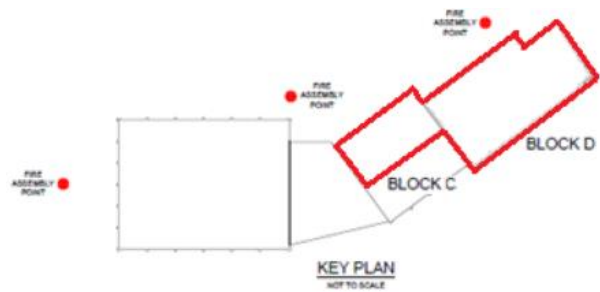
Strictly by appointment through VDBM on 01924 845222.

WAREHOUSE FLOOR PLANS



Floor Areas

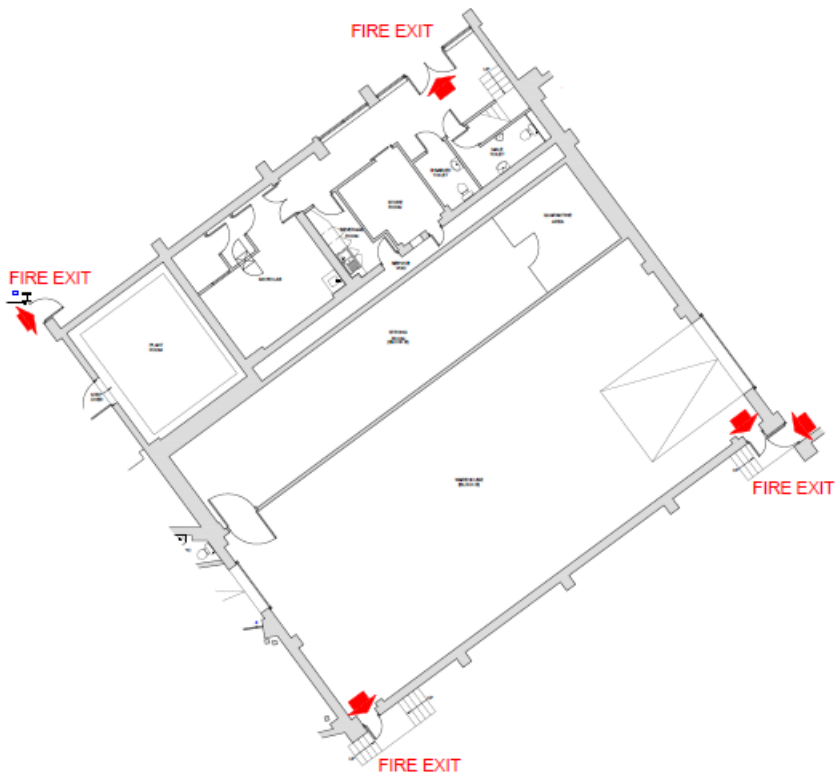
Ground Office	909 sq ft
First Office	2,176 sq ft
Warehouse	<u>6,086 sq ft</u>
TOTAL	9,172 sq ft



OFFICE SPACE FLOOR PLANS



FIRST FLOOR  
SCALE - 1:100



GROUND FLOOR  
SCALE - 1:100

