



Unit 5 Sperrin Business Centre

Stonefield Way, Ruislip, HA4 0BG

INDUSTRIAL / WAREHOUSE UNIT (to be refurbished)

4,546 sq ft
(422.34 sq m)

- Shortly to be refurbished
- 3 Phase power
- Electric roller shutter door
- B2/B8 Use with mezzanine office
- 5.2m eaves height
- Good Car Parking
- Mid-terraced Unit

Unit 5 Sperrin Business Centre, Stonefield Way, Ruislip, HA4 0BG

Summary

Available Size	4,546 sq ft
Rent	£16.50 per sq ft
Rates Payable	£6.25 per sq ft based on 2023 valuation
Rateable Value	£55,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

5 Sperrin Business Centre comprises a mid-terraced Unit with Class B2 (general industrial) and/or Class B8 (storage and distribution) Use with mezzanine floor office.

As part of the upcoming refurbishment of the premises, the pre-existing large walk-in freezer is to be removed (along with the separate external freezer) and then the building to be refurbished throughout to provide a clean open plan warehouse with 5.2m eaves and ancillary 1st floor offices. There is car parking to the front of the building for 6-8 cars along with a good sized loading area, and 2 additional car spaces down the side of Unit 6.

The property benefits from 3 phase power, electric roller shutter door, concrete slab floor, fluorescent lighting and skylights. The 1st floor offices currently have suspended ceilings, pvc windows, perimeter trunking and carpets.

Location

Unit 5 Sperrin Business Centre is situated in the middle of Stonefield Way directly opposite the Skoda car dealership, B&S Group and Crown Worldwide Group buildings.

The location provides excellent vehicular access to the A40 Western Avenue via the West End Road (Polish War Memorial) or Church Road (Target Roundabout). The A40 gives direct access to the M40, M25 and wider national motorway network.

South Ruislip and Northolt tube stations are both on the Central Line and within walking distance of the property. South Ruislip also provides an over ground service.

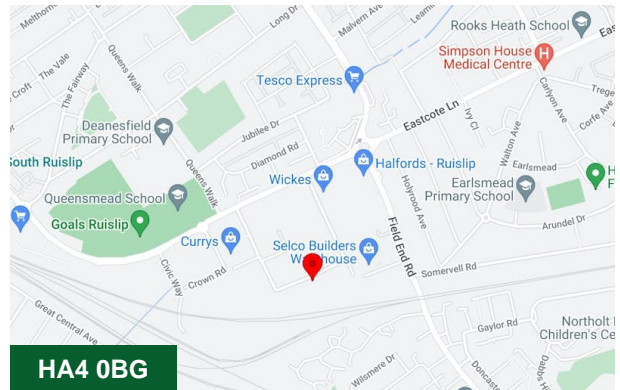
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,571	331.76	Available
1st - Offices	975	90.58	Available
Total	4,546	422.34	

Terms

A new lease is available direct from the landlord on terms to be agreed.

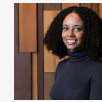


Viewing & Further Information



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