



## Unit B2

Church Farm, Church Road, Iver, SL0 0RA

**Light Industrial / Warehouse  
Units To Let - Secure site,  
close to the M25 / M40.**

**4,000 sq ft**

(371.61 sq m)

- Secure site
- Close to the M25 / M40
- Modern and older units
- 4,000 sqft
- Last remaining unit
- Flexible leases

# Unit B2, Church Farm, Church Road, Iver, SL0 0RA

## Summary

<b>Available Size</b>	4,000 sq ft
<b>Rent</b>	£70,000 per annum
<b>Business Rates</b>	Prospective tenants are advised to independently verify this information
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	D (91)

## Description

The estate comprises a number of modern and older style light industrial / warehouse units surrounded by areas of hard standing and set within a self-contained, secure, gated site. There are 2 units remaining, B3 left comprising 2,130 ft<sup>2</sup> of basic storage accommodation and B2 rear comprising 4,000 ft<sup>2</sup> of modern storage accommodation.

## Location

The property is located on the west side of Church Road, Iver Heath within close proximity of the M40 and M25 motorways, Heathrow Airport and Pinewood Studios.

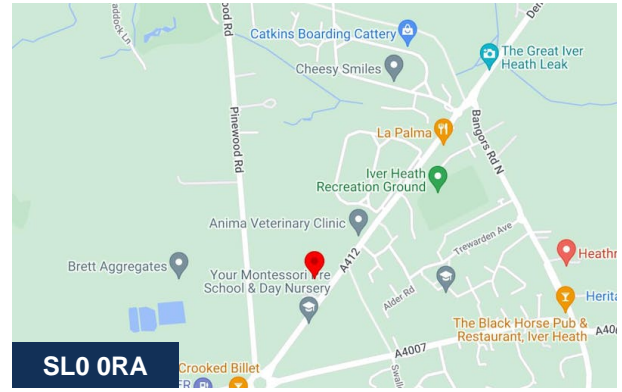
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	Availability
Unit - B2 (rear)	4,000	371.61	£15,094.75 /annum	Available
Unit - B3 (left)	2,130	197.88	£8,607.75 /annum	Let
<b>Total</b>	<b>6,130</b>	<b>569.49</b>		

## Terms

The units are available by way of new leases for a term of between 3 and 5 years. The leases will be excluded from the Landlord and Tenant Act 1954.



## Viewing & Further Information



**Peter Amstell**

020 8429 9007

[peter@davidcharles.co.uk](mailto:peter@davidcharles.co.uk)

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/10/2024



