

# 8 CHANCERYGATE CLOSE

STONEFIELD WAY, SOUTH RUISLIP, HA4 0JA

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FOREST  
REAL ESTATE

# TO LET / FOR SALE

**7,953 SQ FT**

**Modern warehouse for sale, With 9 parking spaces and up to 9.5m clear eaves**

## Key Features

- Long leasehold of 87 years unexpired
- Clear eaves height of 8m-9.5m
- Excellent access to A40
- Full height Loading door
- Warehouse heater
- End of terrace
- 9 parking spaces
- Dedicated loading bay
- Air conditioning

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South Ruislip, HA4 0JA





## Description

This modern warehouse/storage unit is set over ground and first floor with offices on both.

The ground floor warehouse measures 3,614 ft<sup>2</sup> internally and has an eaves height of 8m-9.5m. The warehouse is accessed via a full height electric roller shutter or internal doors. There is the benefit of concrete flooring, large office and meeting room, kitchen and disabled WC.

The first floor is made up of an open plan area and 6 glass partitioned offices. Benefits include air-conditioning, double-glazed windows, CCTV, alarm, intercom, shower and disabled WC.

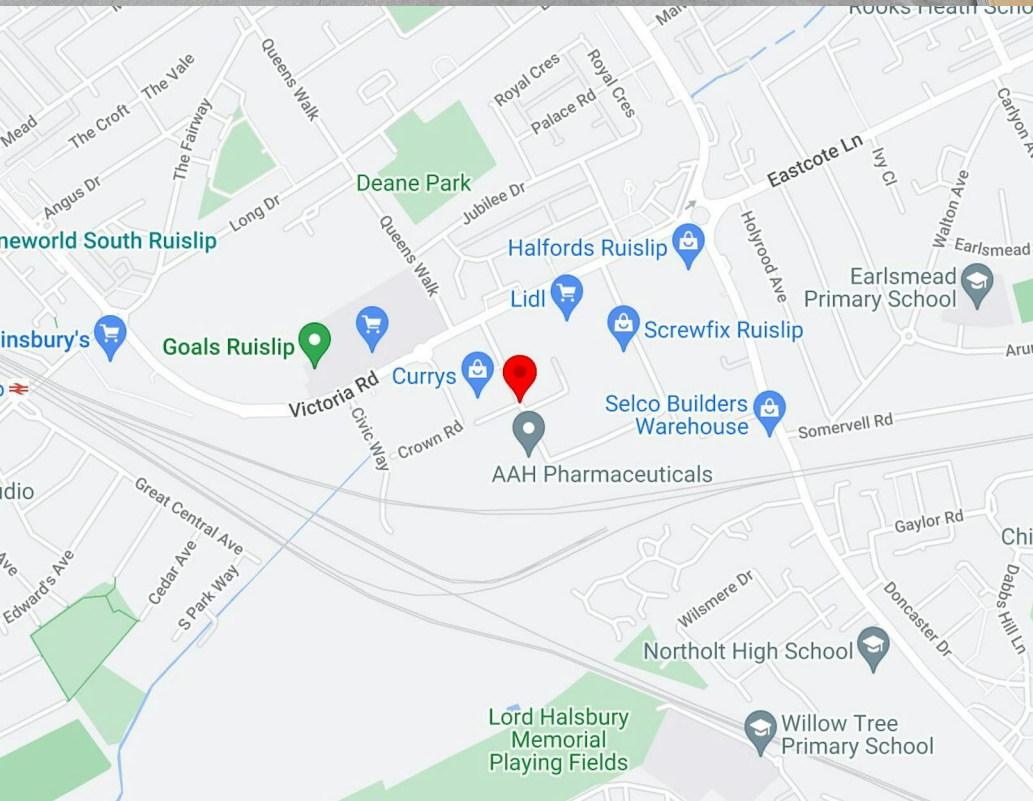
Externally there is a dedicated loading bay and 9 allocated parking spaces with the potential to park additional cars being at the end of the terrace.

## Location

The property is situated within the South Ruislip Industrial District in a prominent position fronting directly on to Stonefield Way which in turn links to Victoria Road, giving access to the A40 via the A4180, West End Road. The A40 links to Central London, the M40, M25 and the National motorway network. South Ruislip Underground Station (Central Line) is with 1 mile of the property.

## Ground Rent

£4,800 per annum approximately.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse and Office	5,823	540.97
1st - First Floor Office	2,130	197.88
<b>Total</b>	<b>7,953</b>	<b>738.85</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£120,000 per annum	
<b>Price</b>	£1,900,000	
<b>Rates</b>	This property has been entered as 2 separate hereditaments on the ground and first floors and may need to be reassessed for business rates. Prospective purchasers should make their own enquiries to the London Borough of Hillingdon.	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Applicable	
<b>EPC</b>	C (72)	

# Contact

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**F O R E S T**  
R E A L E S T A T E

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