

TO LET

COREP



Unit C

McKenzie House, Bury Street, Ruislip, HA4 7TL

Summary

- Heating and cooling a/c
- Existing lab fit out or can be converted to offices
- Can be acquired with 6,000 sq ft warehouse
- Excellent Location
- EPC – D
- Flexible lease terms available
- 3,086 sq ft
- New Lease
- £17.50 per sq ft

Will Osborne: 07542 282986

Sim Khatkar: 07896 940047

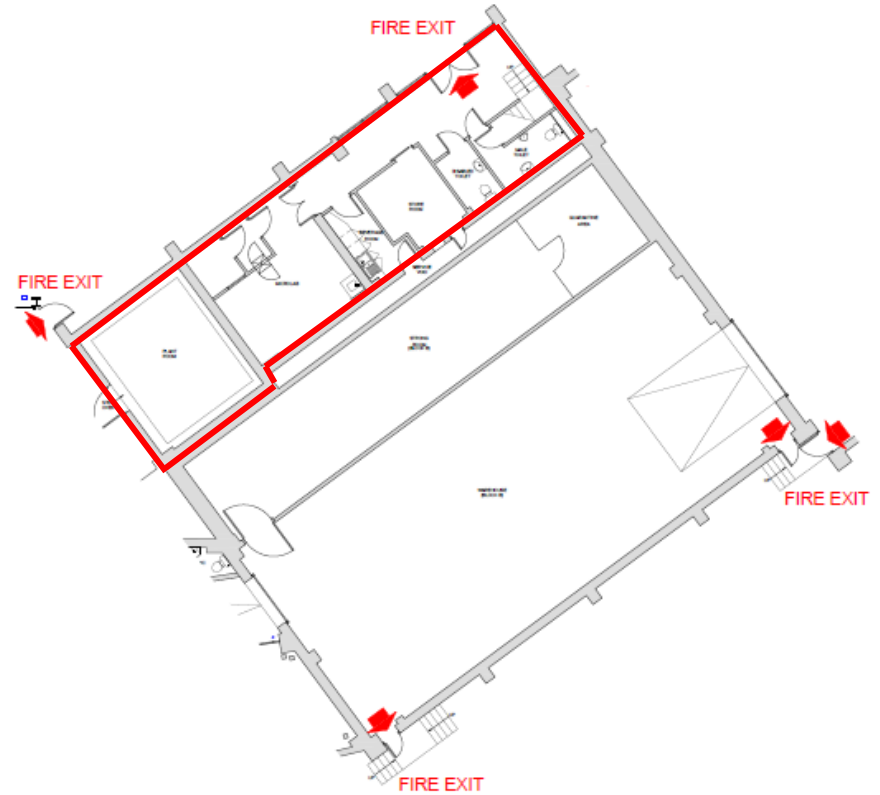
Website: co-rep.co.uk

Floor Plans



FIRST FLOOR

SCALE - 1:100



GROUND FLOOR

SCALE - 1:100

Unit C

McKenzie House, Ruislip

COREP

Location

The subject unit is 1 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

Ground and First floor accommodation which is currently fitted as labs but can easily be adapted for use as office space.

The current configuration includes:

- Reception area
- Ground floor w/c's
- Kitchenette
- Microlab + plant room
- x2 first floor labs
- X2 personnel offices
- Large office

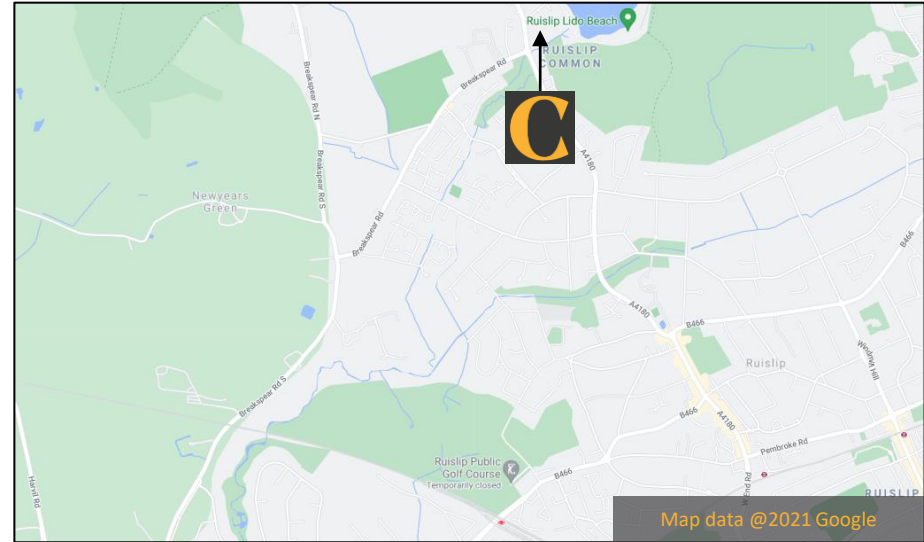
Please note, the space can be reconfigured to offer more conventional office space if required.

Terms

A new lease is available directly from the owner occupier for a term to be agreed.

Rent

The quoting rent is £17.50 per sq ft



Legal Costs

Each party to bear their own legal costs.

Floor Area

Floor	SQ M	SQ FT
Ground	84.53	909
First	202.15	2,176
TOTAL	286.68	3,086

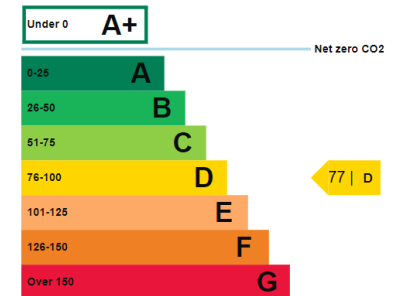
Viewings

Will Osborne
Sim Khatkar

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07896 940047

Energy efficiency rating for this property

This property's current energy rating is D.



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Disclaimer

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