

# TO LET

# COREP



## Unit C + D

McKenzie House, Bury Street, Ruislip, HA4 7TL

### Summary

- Office and Warehouse Space
- Existing lab fit out or can be converted to offices
- Minimum clear warehouse height of 7m

- Excellent Location
- EPC – D
- Flexible lease terms available

- 9,172 sq ft
- New Lease
- £17.50 psf

Will Osborne: 07542 282986

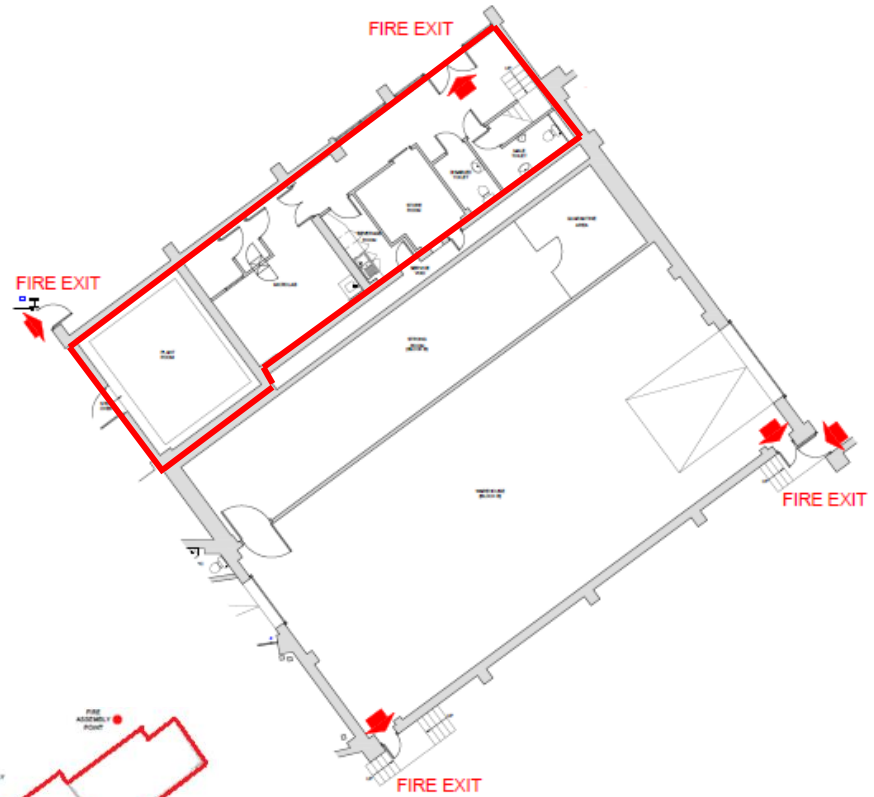
Sim Khatkar: 07896 940047

Website: [co-rep.co.uk](http://co-rep.co.uk)

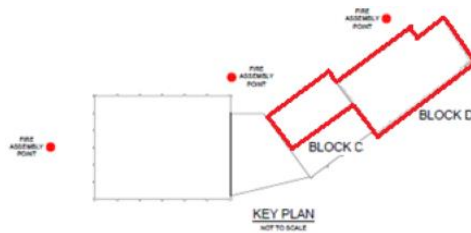
Office Space Floor Plans



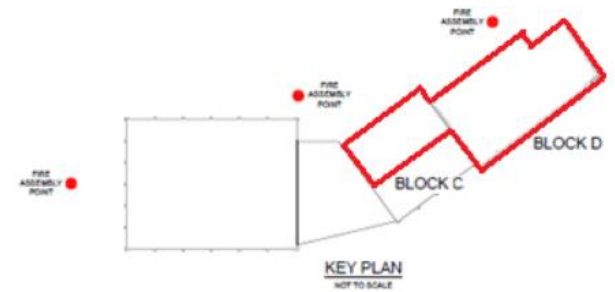
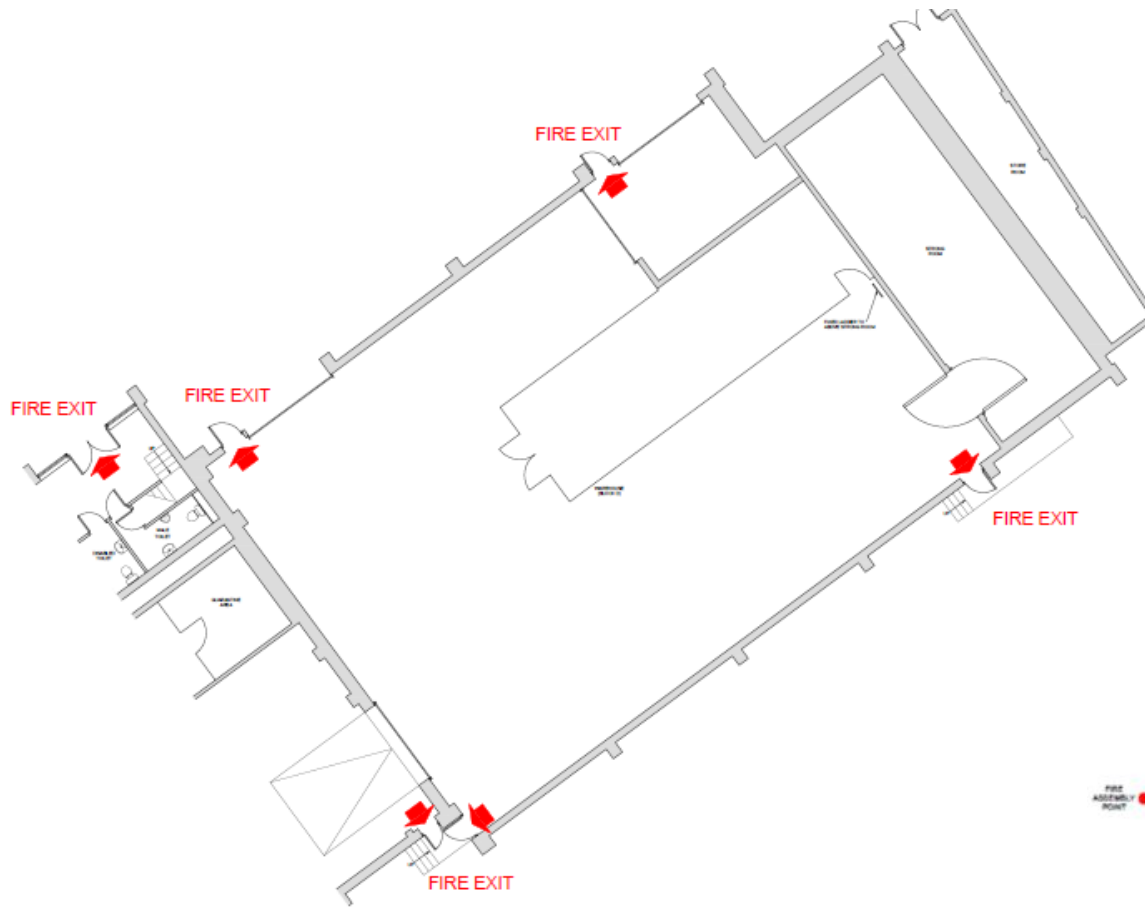
FIRST FLOOR  
SCALE - 1:100



GROUND FLOOR  
SCALE - 1:100



Warehouse Floor Plans



# Unit C + D

McKenzie House, Ruislip

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## 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

The premises comprises two adjoining units which offer ground and first floor office space with an adjoining warehouse.

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.

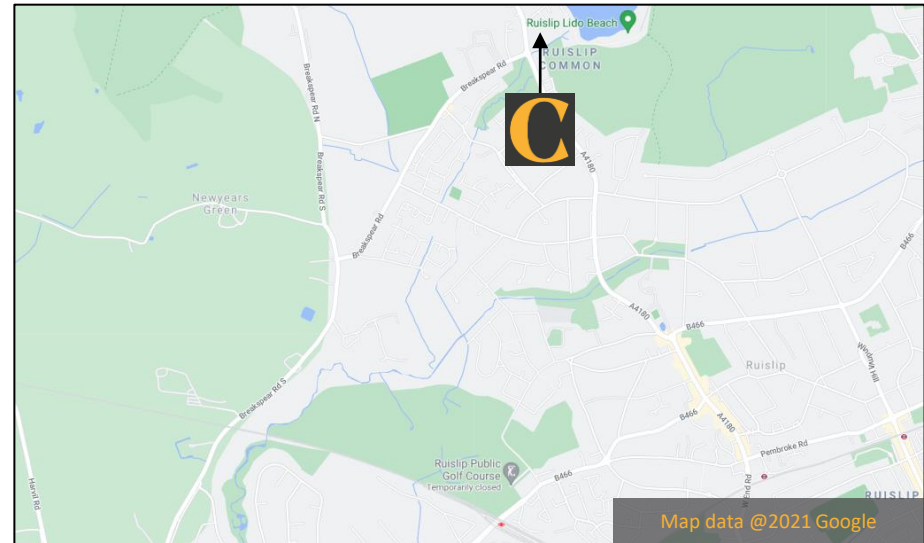
Existing racking + strong room are to be left in situ but can be removed if required by interested parties.

## Terms

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

## Rent

Rent on Application



## Legal Costs

Each party to bear their own legal costs.

## Floor Area

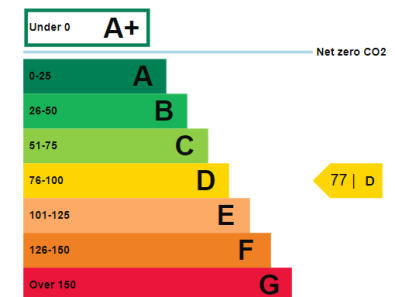
Floor	SQ M	SQ FT
Ground Office	84.53	909
First Office	202.15	2,176
Warehouse	565.40	6,086
<b>TOTAL</b>	<b>852</b>	<b>9,172</b>

## Viewings

Will Osborne 07542 282986  
Sim Khatkar 07896 940047

## Energy efficiency rating for this property

This property's current energy rating is D.



[willo@co-rep.com](mailto:willo@co-rep.com)  
[simk@co-rep.co.uk](mailto:simk@co-rep.co.uk)

## Disclaimer

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