

TO LET

COREP



Unit D

McKenzie House, Bury Street, Ruislip, HA4 7TL

Summary

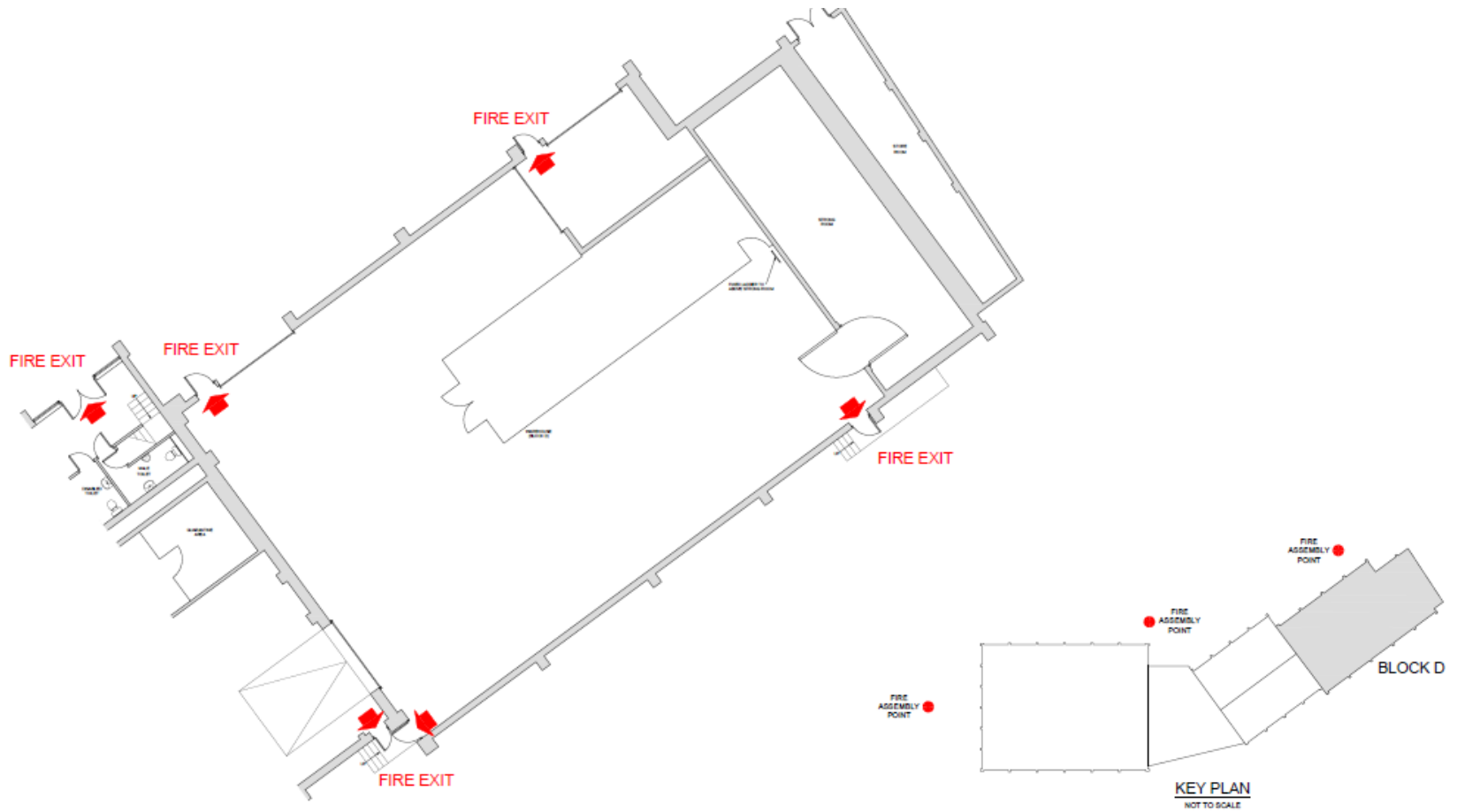
- Minimum 7m clear height
- Existing strong room
- Secure Yard
- Excellent Location
- EPC – D
- Flexible lease terms available
- 6,086 sq ft
- New Lease
- £17.50 per sq ft

Will Osborne: 07542 282986

Sim Khatkar: 07896 940047

Website: co-rep.co.uk

Floor Plans



Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. Aug 2021.

Unit D

McKenzie House, Ruislip

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 ground floor warehousing accommodation which offers a minimum clear height of 7m.

The unit 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.

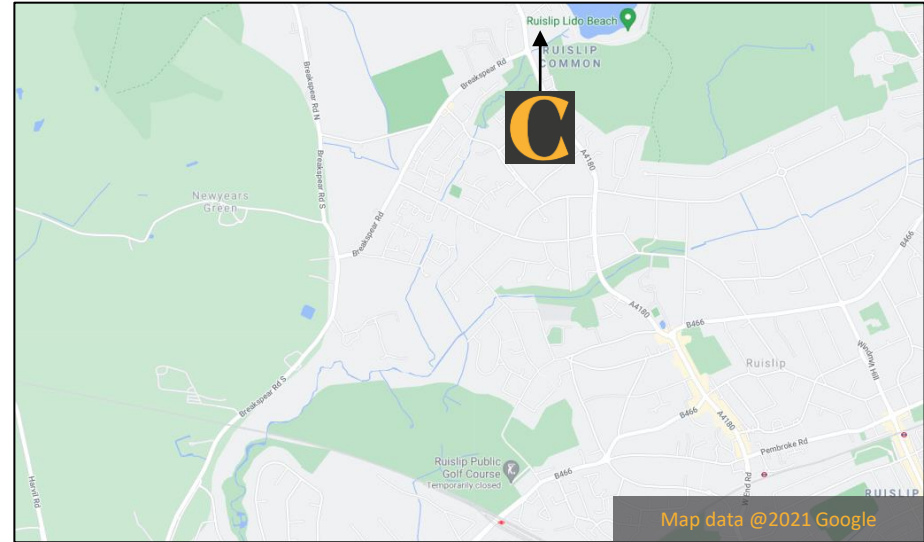
If additional office space is required, Unit C (adjoined to Unit D) can also be acquired which would increase the lettable area to c. 9,000 sq ft.

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

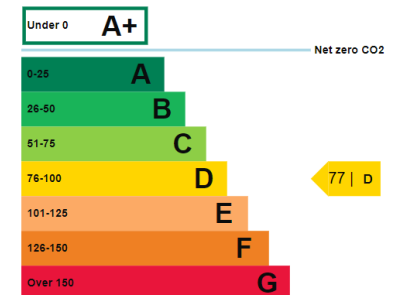
Each party to bear their own legal costs.

Floor Area

Floor	SQ M	SQ FT
Ground	565.40	6,086

Energy efficiency rating for this property

This property's current energy rating is D.



Viewings

Will Osborne
Sim Khatkar

07542 282986
07896 940047

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simk@co-rep.co.uk

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