

**UNIT 5, STONEFIELD WAY,  
SOUTH RUSLIP, HA4 0JA.**

  
david charles  
property consultants

**020 8866 0001**

**10,305 SQ FT / 957 SQM**

**LIGHT INDUSTRIAL / WAREHOUSE UNIT / OFFICE BUILDING – TO BE LET**



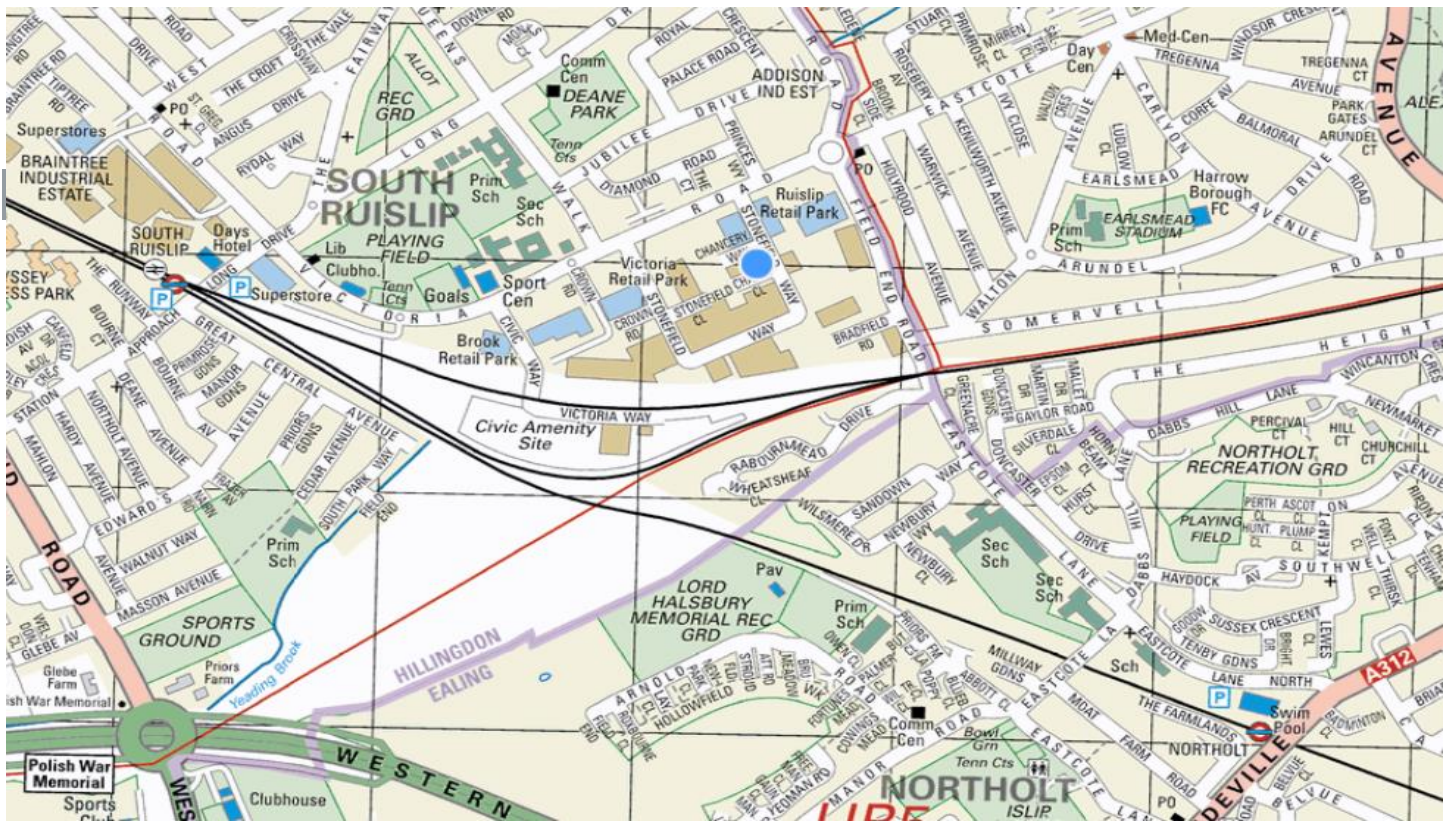
## LOCATION

The building is situated close to its junction with Victoria Road within the established South Ruislip commercial area. The A40 Western Avenue is approximately 1.7 miles to the south and can be accessed by the Polish War Memorial and Target Roundabout junctions. The M25 is easily accessible and South Ruislip Central Line Station is within 1 mile of the property.

## DESCRIPTION

The building is of steel framed construction with profile steel clad elevations and insulated skylight roof. The property benefits from a light industrial accommodation on the ground floor and fitted offices at first with the benefit of suspended ceilings, comfort cooling, toilets, kitchenette, and 10 parking spaces. The warehouse benefits from 3 phase power, full height electric loading door and an eaves height of 23ft 2" rising to 28ft 1" at the ridge. The current tenant has a 100mgb lease line to install this today would cost around £40,000.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



## FLOOR AREAS (net internal)

Ground Floor	6,323 sq ft	587 sqm
First Floor	3,812 sq ft	354 sqm
Canopy	170 sq ft	15.8 sqm
<b>Total</b>	<b>10,305 sq ft</b>	<b>957.3 sqm</b>

## LEASE

The property is available on a new full repairing and insuring lease for a term by arrangement.

## RENT

£9.50 sq ft per annum exclusive

## BUSINESS RATES

We have been verbally informed, by the London Borough of Harrow, that the Rateable Value of the property is £107,000 and the rates payable for 2013/13 are £48,471.

## LONG LEASE

Our clients hold a long lease and may consider a sale. Further details on request.

## VIEWINGS

Strictly by appointment through sole agents:-

**PETER AMSTELL 020 8866 0001**  
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