

**UNIT 12 SUMMERHOUSE BUSINESS PARK,
CANAL WAY, HAREFIELD, UB9 6TH**


david charles
property consultants

**LIGHT INDUSTRIAL UNIT - TO LET
2,305 SQFT / 214.35 SQM**

020 8866 0001



LOCATION

The units are located just off the main road from Uxbridge to Rickmansworth (A412). They are less than 1 mile from Harefield Village. The units are close to the M25 Junction 17 to the north as well as the M40/M25 intersection to the south for the West and Central London. Rickmansworth Train Station is serviced by the Metropolitan Line and National Rail Network, providing access to Central London within 30 minutes.

DESCRIPTION

The premises comprise an end terrace industrial unit of steel portal frame construction with part brick and block construction with profile metal sheet cladding to a mono pitched roof. Unit 12 benefits from first floor offices, electric roller shutter, eaves height of approximately 6m and 3 parking spaces. In addition, it should be noted that the units are located within a secure and quiet industrial state amongst a wider mixed-use scheme.

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

	SQFT	SQM
Unit 12	1,537	143
Offices	768	71.35
Total	2,305	214.35

RENT

Unit 12 - £27,000.00 per annum exclusive.

RATES

We have been informed that the Rateable Value of the property is £18,000.00. The rates payable for 2021/22 are £8,976.78 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment only through sole agents:-
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