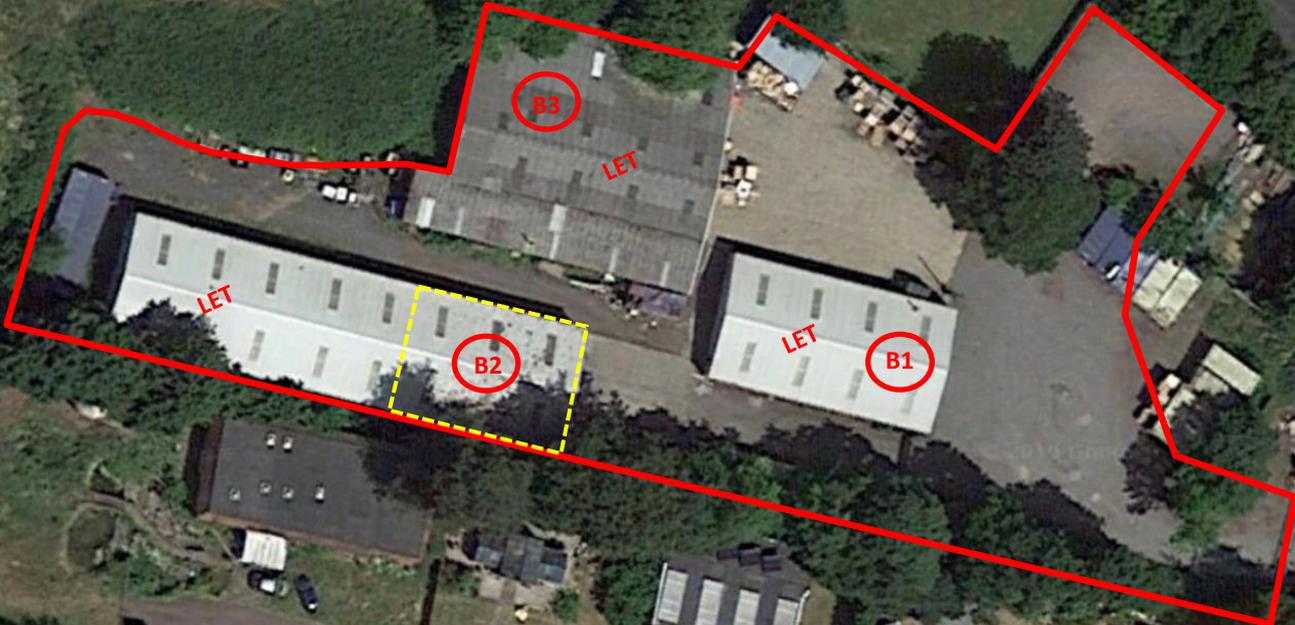


TO LET

CHURCH FARM, CHURCH ROAD,
IVER HEATH, SLO ORA

2,485 sqft
Last unit available



LIGHT INDUSTRIAL / WAREHOUSE UNITS

| Key Features

- **Secure Site**
- **Close to the M25 / M40**
- **Modern Unit**
- **2485 ft²**
- **Last remaining unit**
- **Flexible Lease**

For further information, please contact:


david charles
property consultants

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E peter@davidcharles.co.uk

TO LET

CHURCH FARM, CHURCH ROAD, IVER HEATH, SLO ORA



LIGHT INDUSTRIAL / WAREHOUSE BUILDINGS

Location

The property is located on the west side of Church Road, Iver Heath within close proximity of the M40 and M25 motorways, Heathrow Airport and Pinewood Studios.

The Property

The entire property comprises a number of modern and older style light industrial / warehouse properties on units ranging in size from between 2,480 ft² and 4,750 ft² surrounded by areas of hardstanding and set within a self-contained gated site. There is a small office area to the front of one of the buildings and toilet facilities. Unit B1 (front) has an EPC within Band C (69), Unit B2 (rear left) has an EPC within Band D (91) and B3 (rear right) has an EPC within Band C (69).

Floor Areas

B1 (entire)	Let
B2 (front)	2,480 sqft
B3 (part)	Let

Rent

B1	Let
B2	£45,000 per annum exclusive
B3	Let

Business Rates

Prospective tenants are advised to make their own enquiries with the local authority to establish the potential rates liability for individual units

Terms

The Individual units are available by way of new leases for a term of between 3 and 5 years. The leases will be excluded from the Landlord and Tenant Act 1954. A service charge of £0.55 per square foot will be payable.

Viewings

Strictly by appointment through sole agents.

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