



Unit B2, Church Farm, Church Road

Iver, SL0 0RA

**Light Industrial / Warehouse
Units To Let - Secure site,
close to the M25 / M40.**

4,000 sq ft

(371.61 sq m)

- Secure site
- Close to the M25 / M40
- Modern and older units
- 4,000 sqft
- Last remaining unit
- Flexible leases

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Summary

Available Size	4,000 sq ft
Rent	£70,000 per annum
Business Rates	Prospective tenants are advised to independently verify this information
Service Charge	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	D (91)

Description

The estate comprises a number of modern and older style light industrial / warehouse units surrounded by areas of hard standing and set within a self-contained, secure, gated site. There are 2 units remaining, B3 left comprising 2,130 ft² of basic storage accommodation and B2 rear comprising 4,000 ft² of modern storage accommodation.

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.

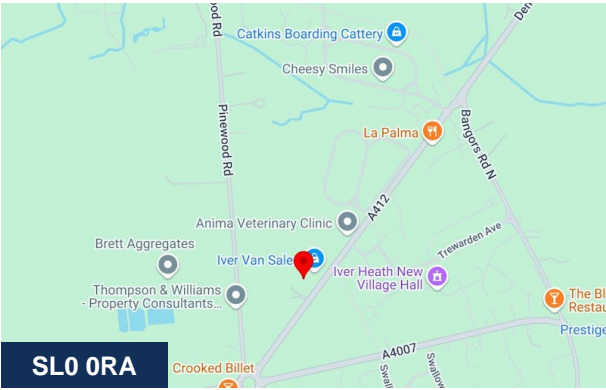
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	Availability
Unit - B2 (rear)	4,000	371.61	£15,094.75 /annum	Available
Unit - B3 (left)	2,130	197.88	£8,607.75 /annum	Let
Total	6,130	569.49		

Terms

The 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.



Viewing & Further Information



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