



## Glebe Farm, West End Road

Ruislip, HA4 6QX

### Secure Open Storage Yard At The Polish War Memorial

**68,991 sq ft**

(6,409.47 sq m)

- Excellent yard / storage opportunity located on A40 Western Avenue
- Concrete Hard surfaced
- Water & Electric
- Secure, Self-Contained Site
- Service Road Throughout
- M25 Junction 16 (6 Miles)
- Central London (10 Miles)

# Glebe Farm, West End Road, Ruislip, HA4 6QX

## Summary

Available Size	68,991 sq ft
Rent	£605,124 per annum
Rates Payable	£69,696 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

## Description

Glebe Farm is a premium open storage yard with dedicated access just off the A40 Western Avenue. The site is fully hard surfaced and secure, accessible 24/7 and suitable for a variety of storage purposes. The compounds can be split subject to tenant requirements.

## Location

Glebe Farm is located at the West End Road junction of the A40 approximately 1.5 miles from Ruislip Gardens Underground Station and 0.7 miles from South Ruislip Underground Station. The site is strategically located on the southern end of West End Road an important road connecting Ruislip to the A40.

## Accommodation

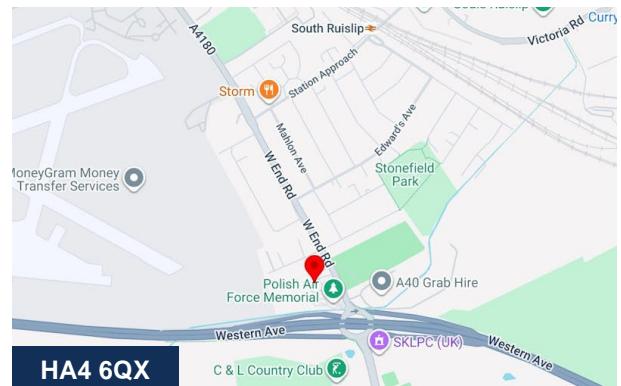
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Outdoor - Northern Compound	23,000	2,136.77	£238,668 /annum	Available
Outdoor - Southern Compound	46,000	4,273.54	£366,456 /annum	Available
<b>Total</b>	<b>69,000</b>	<b>6,410.31</b>		

## Terms

The site is available by way of a sublease for a term by arrangement or assignment, subject to the landlords consent.

Alternatively, the landlord would consider surrendering the existing tenants lease and granting a new long term lease of the entire or part.



## Viewing & Further Information



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