



## Station Yard, Ickenham Road

Ruislip, HA4 7DY

### Flexible Concrete Hardstanding Yard

**20,000 sq ft**

(1,858.06 sq m)

- Secure yard with fencing
- Water + electricity on site
- 1.5 miles to A40, providing access to M25 and M40,
- Situated behind West Ruislip Underground Station.
- Suitable for a variety of commercial uses, including construction, scaffolding, logistics, courier services, and vehicle storage/sales.

# Station Yard, Ickenham Road, Ruislip, HA4 7DY

## Summary

<b>Available Size</b>	20,000 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

The site comprises a substantial open storage yard extending to approximately 0.835 acres. It is fully concreted throughout, providing a high-quality and secure hard-standing surface suitable for various commercial uses, including construction firms, scaffolding companies, logistics and courier operators, and vehicle storage or car sales. Additionally, the site benefits from onsite water and electricity. There are also two small buildings on-site suitable for office/workshop use.

## Location

The site is situated to the rear of West Ruislip Underground Station, which is served by the Central Line and Chiltern Railways. It is conveniently located approximately 1.5 miles from the A40, providing direct access into Central London and westward towards the M25 and M40.

## Terms

The site is available to let either as a whole or a part on terms to be agreed.



## Viewing & Further Information



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