

For Sale

Industrial/Logistics 47,460 sq ft GIA

Unit 34 The Ridgeway , Iver, Buckinghamshire, SL0 9JQ



RARE FREEHOLD

Summary

- DETACHED INDUSTRIAL/WAREHOUSE UNIT ON 1.2 ACRES
- Type: Industrial/Logistics
- Tenure: For Sale
- Size: 47,460 sq ft GIA
- Price: Available on Request

Highlights

- 6.5 m. eaves approx
- Prominent detached unit
- 3 electric loading doors
- Warehouse lighting
- 2 loading yards and car parking on two elevations

Location

This prominent unit occupies a corner plot and fronts directly onto The Ridgeway. It is located close to Slough, Heathrow Airport, the M25, M4 and M40 Motorways and is within walking distance of Iver Train Station (Crossrail 2018).

Availability

The property comprises the following approximate gross internal areas:

Description	Property Type	Size
Unit 34 Warehouse	Industrial/Logistics	37,975 sq ft
Unit 34 Ground and First Floor	Office	9,485 sq ft
TOTAL GIA (APPROX).		49,460 sq ft

Specification

This detached unit is of steel frame construction with brick/block and profile metal clad elevations to a pitched roof and concrete floor. The unit has 4 bays and as it occupies a corner position it has 3 loading doors on two elevations providing flexible loading and storage options.

There is an eaves height of approximately 6.5 m, translucent roof lights, lighting, and 3 storey offices with ample car parking to the front of the property.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Rating

This property has been graded as 61(C).

Price

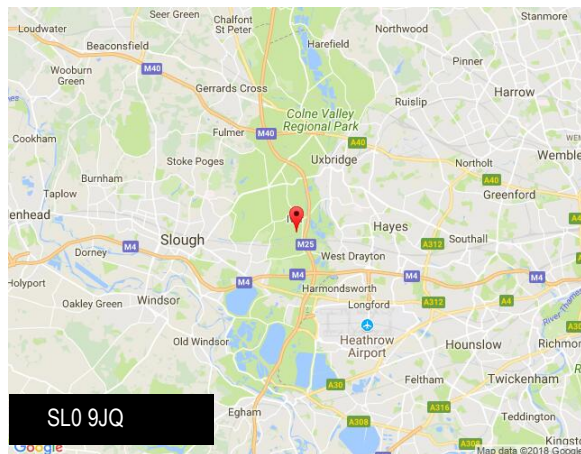
Available on Request

Business Rates

£215,000. Current rates payable c. £106,855 per annum.

Service Charge

Available on Request



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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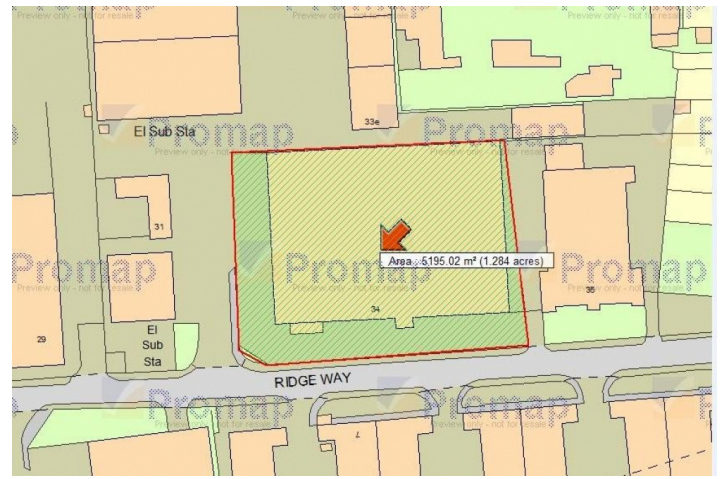
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