

TO LET

Unit 1 The Ridgeway Estate

Iver, Buckinghamshire, SL0 9HX

8,610 SQ FT (799.9 SQ M)



TO LET – WAREHOUSE WITH DUAL ELEVATION LOADING

SPECIFICATION

- 5.5m eaves rising to 6.6m
- Clearspan warehouse space
- Front and side loading via 2 level access loading doors
- Ground offices and WCs
- Kitchenette
- Minimum 6 car parking spaces

	SQ M*	SQ FT*
GF Warehouse	688.5	7,411
GF offices & WCs	111.4	1,199
TOTAL	799.9	8,610

*All areas are measured on an approximate Gross Internal Basis

DESCRIPTION

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction with ancillary ground floor offices.

The unit benefits from prominence onto and loading access from Ridgeway, plus front loading and clearspan warehouse space.

For more information, please contact:



020 3296 2000

020 8569 1600

cushmanwakefield.co.uk

HEATHER HARVEY-WOOD

020 7152 5324

heather.harvey-wood@cushwake.com

JOSHUA PENEMO

020 3296 2404

josh.penemo@cushwake.com

Building 4, Uxbridge Business Park, Sanderson Road, Uxbridge, UB8 1DH

cushmanwakefield.com



TO LET

Unit 1 The Ridgeway Estate

Iver, Buckinghamshire, SL0 9HX

LOCATION

The unit is located within an established freight and distribution location on Ridgeway Trading Estate, Iver with Iver Crossrail station is within walking distance.

Iver itself is strategically located close to Slough, Poyle, Uxbridge and Heathrow with excellent proximity and connectivity to the M25, M40 & M4 motorways.



Driving distances	Miles
M4 (J5)	4
M40 (J1)	4.5
M25 (J15)	5.5
A406 (North Circular)	12
Heathrow International Airport	5
Central London	20

Source: Google Maps

TERMS

Available by way of a new full repairing and insuring lease on a flexible short-term basis.

RATEABLE VALUE

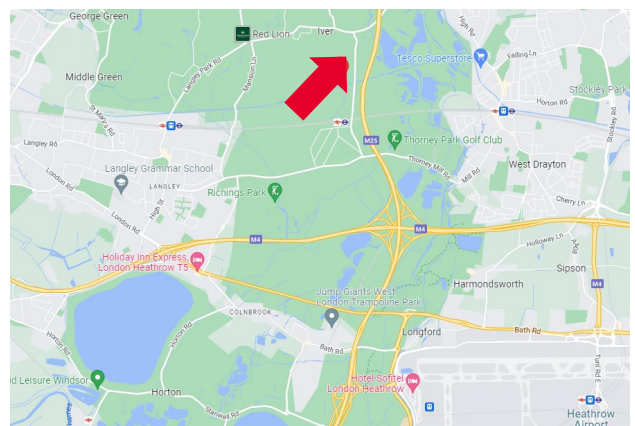
The Rateable value for the premises with effect from 01 April 2023 according to the VOA is £65,500 PA.

VIEWINGS

Strictly by prior appointment with the sole agent.

EPC

D-98



020 3296 2000
020 8569 1600
cushmanwakefield.co.uk

The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. January 2023