



Unit 9 Kildare Close
Eastcote, Middlesex, HA4 9LG

Light Industrial / Warehouse Unit

1,724 sq ft

(160.16 sq m)

- Min eaves height 3.59m rising to 6.58m
- Electric roller shutter
- Dedicated loading bay & parking area
- 3 Phase power & gas
- W/C's & Kitchenettes
- Ancillary office accommodation with gas central heating
- Walking distance to Eastcote UG Station

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Summary

Available Size	1,724 sq ft
Rent	£30,852.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Hillingdon to obtain this figure.
Service Charge	There is currently no service charge payable but should one be introduced in the future, the tenant will be directly responsible to pay this.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The premises is located on Kildare Close within walking distance of Eastcote underground station which is serviced by the Piccadilly and Metropolitan Line. The A40 Western Avenue is situated within 3 miles and provides direct access to Central London to the East and the M40 and M25 motorway networks to the West. There are also numerous bus routes servicing the local area and nearby amenities such as Sainsburys, Subway, Boots and many more all within 1 mile of the property.

Description

The premises comprise a light industrial / warehouse unit constructed of a steel truss frame with brick elevations to a pitched roof. Access to the warehouse is available via a dedicated loading door serviced by its own loading bay, with ancillary office accommodation located on the ground and first floor. The unit benefits from 3 phase power, gas and a max eaves height of 6.58m. The unit further benefits from a dedicated parking area to the front of the unit.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

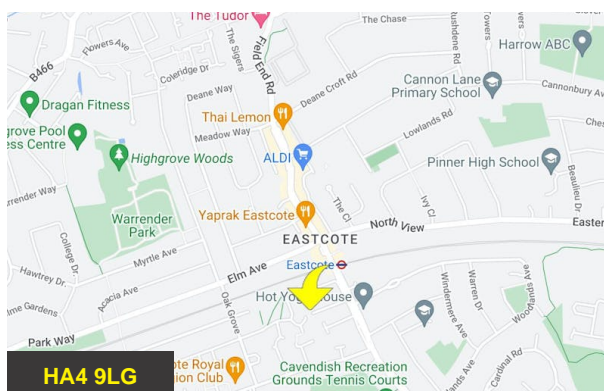
Accommodation

The accommodation comprises of the following on a GIA basis.

Description	sq ft	sq m
Warehouse	1,417	131.64
Ground Floor Office	307	28.52
TOTAL	1,724	160.16
First Floor Office	659	61.22

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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