

FREEHOLD - FOR SALE

23 STONEFIELD WAY, RUISLIP HA4 0YF

15,354 SQ FT (1,426 SQ M) ON A 0.98 ACRE SELF-CONTAINED SECURE SITE

MODERN INDUSTRIAL / DISTRIBUTION UNIT WITH LARGE SECURE YARD



FOR SALE 23 STONEFIELD WAY, RUISLIP HA4 0YF



LOCATION

The property is situated within the South Ruislip Industrial District in a prominent position fronting directly on to Stonefield Way which in turn links to Victoria Road, giving access to the A40 via the A4180, West End Road. The A40 links to Central London, the M40, M25 and the National motorway network. South Ruislip Underground Station (Central Line) is with 1 mile of the property.

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.

DESCRIPTION

Newly constructed in 2021, this modern warehouse / distribution unit benefits from a steel portal frame construction with profile metalclad elevations beneath a pitched roof.

The ground floor provides a reception/showroom area alongside clear, open-plan warehouse accommodation, with access via five full-height electric shutter doors which are serviced by an excellent, securely gated yard, benefiting from two independent points of access.

Additional mezzanine storage is provided at first-floor level. The building further benefits from three-phase power, solar panels, and an impressive maximum internal height of approximately 8.41 metres. The property is to be sold with full vacant possession.

KEY HIGHLIGHTS

- EPC A (25)
- Tenure: Freehold
- Price on application.
- All prices are subject to VAT.
- Each party to bear their own costs.
- Business Rates - Interested parties are advised to make their own enquiries with the local Council.

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Warehouse/Showroom	10,556	980.69
Mezzanine	4,798	445.75
Total	15,354	1,426.44
Approx. Yard Area	31,697	2944.75
Site Area	0.98 ac	0.39 ha

All building measurements are based on a approximate gross internal area (GIA)

KEY HIGHLIGHTS

- 5x full electric roller shutter doors
- 2x access gates
- Vacant possession
- Large additional mezzanine area
- Reception/showroom with air-conditioning
- Large secure gated yard
- Close proximity to the A40
- Minimum eaves height of 6.08m rising to 8.41m
- Open plan warehouse
- 3 phase power Kitchen/ breakout room
- Female, male & disabled WC's
- Security shutter to pedestrian door
- LED lighting



Source: Promap



By train & underground service (in miles)



Proximity to Major Road Links & Airports (in miles)



FOR SALE 23 STONEFIELD WAY, RUISLIP HA4 0YF



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 16.02.2026

CONTACT

For further information please contact the sole joint agents:

Jack Pay

07411 576313
jp@telsar.com

Dipesh Patel

07906 696666
dp@telsar.com



VIEWINGS

By appointments with sole joint agents.

Harry Stoneham

07870 999263
harry.stoneham@savills.com

Bridget Outtrim

07788 188870
bouttrim@savills.com



PRICE

Price on application