

UNIT B, 33 THE RIDGEWAY, IVER, SL0 9HW

Flexible
Terms
Available



INDUSTRIAL / WAREHOUSE UNIT TO LET

Versatile, mid-terrace, single-storey warehouse/light industrial unit with a first floor office space, very close to M25/M40/M4 motorway networks.

Area:	Sq Ft GIA:	Sq M GIA:
Reception	110	10.21
Warehouse	1,825	169.54
1 st Floor Office	415	38.55
Total	2,350	218.31

Rent: £21 per sq ft

VAT: Applicable

Lease: A new FRI lease will be offered on terms to be agreed

Rateable value: £39,000 (to understand actual rates payable contact South Buckinghamshire Council)

Service Charge: Approx. £600 pa

EPC Rating: D (80)

-  Electrically operated loading door
-  3-phase power supply
-  5 car parking spaces
-  7m clear height
-  LED lighting throughout



Located on a well-established Iver trading estate, the unit is a short walk from Iver train station and is conveniently located for Heathrow Airport and Central London.



For occupiers seeking additional space, there is potential for the unit to be taken in conjunction with Unit C, providing a combined floor area of approximately 4,700 sq ft.

The premises has been recently refurbished and comprises a mid-terraced warehouse/industrial unit with a first floor office.



There is a small entrance lobby, with a WC, and access leading to the warehouse and first floor.

The warehouse area benefits from 7m clear height, suspended LED lighting, skylights, electric loading door, 3-phase power and a separate WC.



The first floor office is open plan, carpeted, gas central heating and double glazed windows. Externally there are 5 car spaces with the property and the opportunity to licence additional spaces onsite.

LOCATION



Source: Google maps

FOR MORE INFORMATION



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