

FOR SALE

MODERN INDUSTRIAL / DISTRIBUTION UNIT WITH
LARGE SECURE YARD

FORMER TRAVIS PERKINS

23 STONEFIELD WAY
RUISLIP
HA4 0YF

RARE FREEHOLD OPPORTUNITY
WITHIN GREATER LONDON



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

TELSAR

RARE FREEHOLD
OPPORTUNITY WITHIN
GREATER LONDON

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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.

DESCRIPTION

Newly constructed in 2021, this modern warehouse / distribution unit benefits from a steel portal frame construction with profile metal-clad 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.

EPC
A (25)

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.

TENURE
Freehold

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	2,944.75
Site Area	0.98 ac	0.39 ha

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

PRICE

Price on application.

VAT

All prices are subject to VAT.

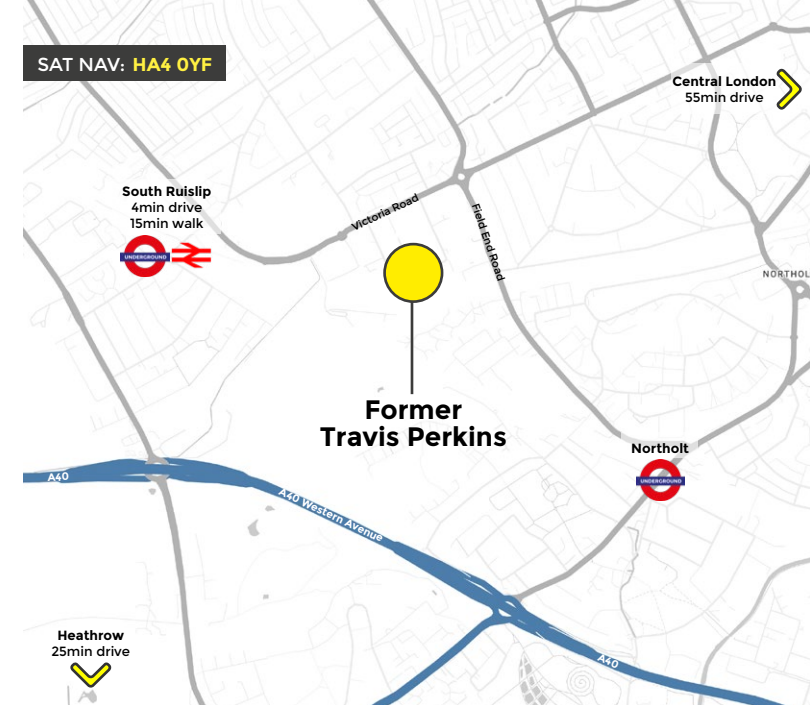
LEGAL COSTS

Each party to bear their own costs.

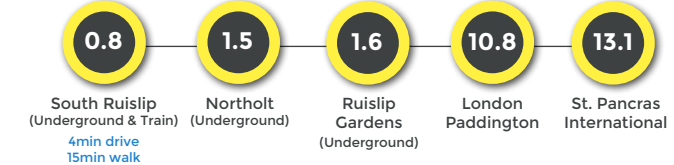
BUSINESS RATES

Interested parties are advised to to make their own enquiries with the local Council.

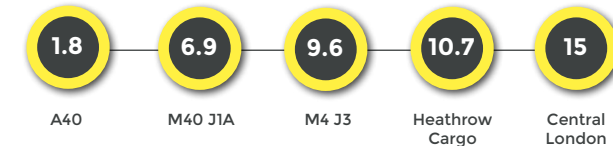
SAT NAV: HA4 0YF



By train & underground service (in miles)



Proximity to Major Road Links & Airports (in miles)



Source: Google Maps

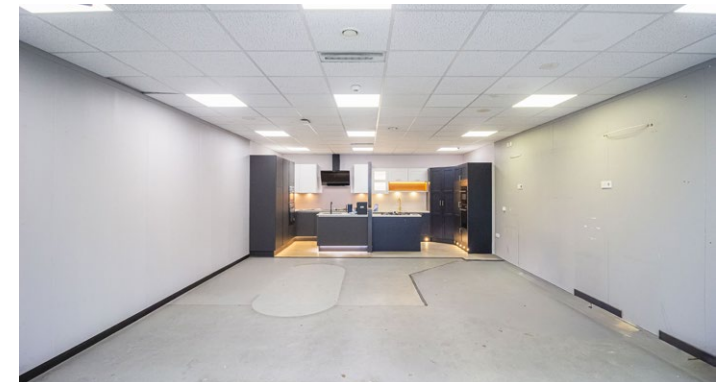
Misrepresentation

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition, size or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers, or lessors. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.



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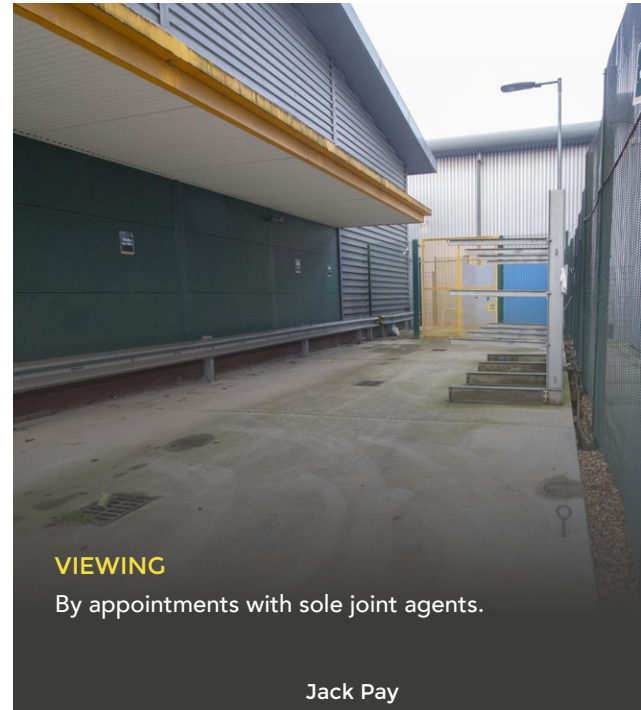
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VIEWING

By appointments with sole joint agents.

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5x full electric roller shutter doors



2x access gates



Vacant possession



Large additional mezzanine area



Reception/showroom with air-conditioning



Large secure gated yard



Security shutter to pedestrian door



Close proximity to the A40



Minimum eaves height of 6.08m rising to 8.41m



Open plan warehouse



LED lighting



3 phase power



Kitchen/breakout room



WC
Female, male & disabled WC's

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