

# TO LET



**MODERN INDUSTRIAL  
WAREHOUSE UNITS  
WITH LARGE FENCED YARDS  
19,538–116,851 SQ FT  
(1,814–10,851 SQ M)**



## RIDGEWAY DISTRIBUTION CENTRE

Modern high specification warehouse units of portal frame construction newly refurbished and benefitting from fully fitted offices, multiple loading doors and large secure yards.

### SPECIFICATION

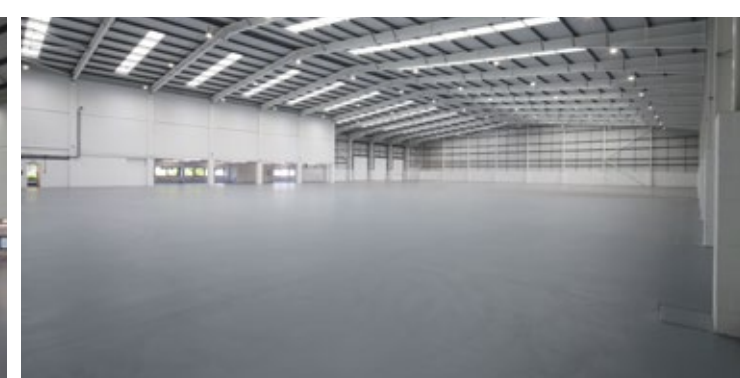
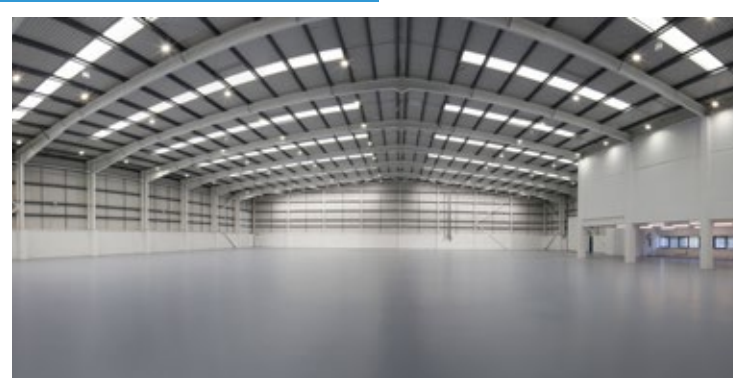
- > 8m clear height rising to 11m at apex (1G)
- > 7.25m clear height rising to 10m at apex (1B, 1C & 1D)
- > Multiple level access loading doors
- > Floor loading capacity of 39kN/sq m
- > Double skinned insulated roof
- > Clear span warehouse space
- > New LED warehouse lighting
- > Ground floor reception area
- > Fully fitted first floor offices
- > 3 phase electricity and gas
- > Passenger lifts (1B & 1G)
- > Shower facilities (1B & 1G)
- > Kitchenettes
- > Large secure yards
- > Excellent parking and loading provisions
- > Ability to upgrade power

## ACCOMMODATION

	Ground Floor Warehouse	First Floor Offices	Total Space	Loading Doors
<b>UNIT 1B*</b>	29,973 SQ FT 2,784 SQ M	2,777 SQ FT 257 SQ M	32,750 SQ FT 3,041 SQ M	4 Doors
<b>UNIT 1C*</b>	17,824 SQ FT 1,655 SQ M	1,714 SQ FT 159 SQ M	19,538 SQ FT 1,814 SQ M	2 Doors
<b>UNIT 1D*</b>	17,861 SQ FT 1,659 SQ M	1,711 SQ FT 158 SQ M	19,572 SQ FT 1,817 SQ M	2 Doors
<b>UNIT 1G</b>	41,459 SQ FT 3,851 SQ M	3,532 SQ FT 328 SQ M	44,991 SQ FT 4,179 SQ M	3 Doors
<b>Overall Total</b>			<b>116,851 SQ FT 10,851 SQ M</b>	

\*Units 1B, 1C and 1D have the ability to be combined.

These units will be on the basis of GIA measurement, in accordance with the RICS Code of Measuring Practice.



# DISTRIBUTION CENTRE FEATURES

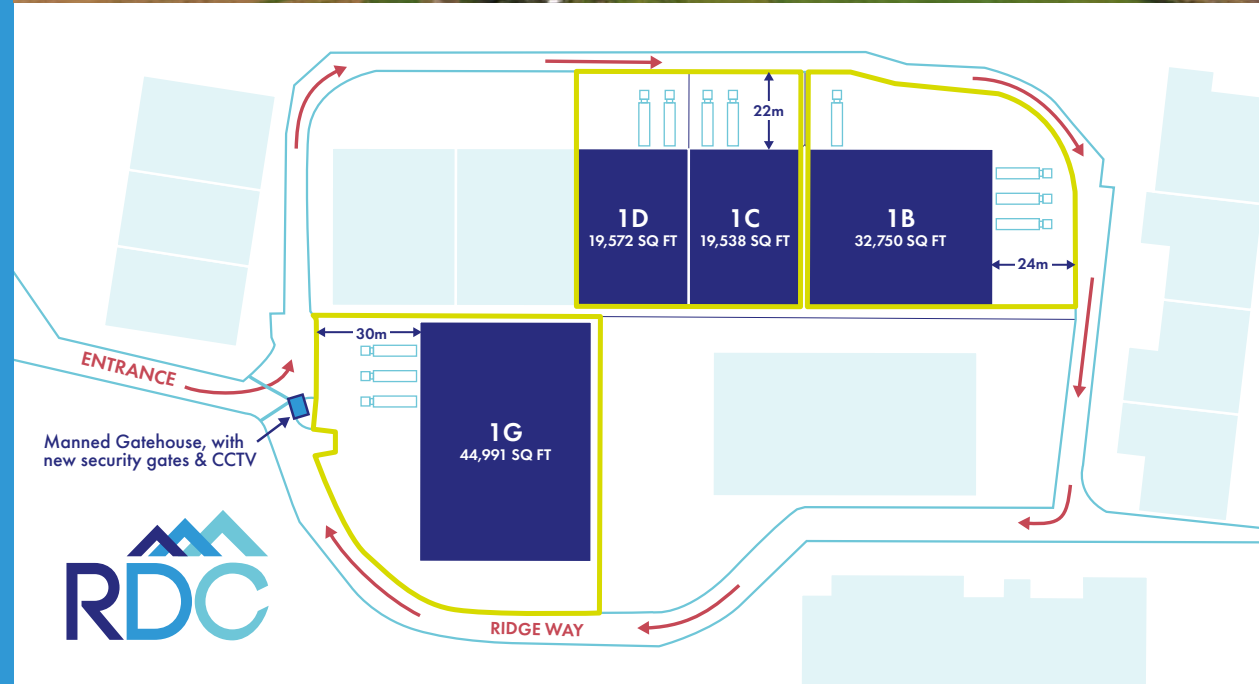
- > Established industrial estate of 381,740 sq ft
- > Unrestricted 24/7 access and use
- > Manned gatehouse with new security gates and CCTV
- > Occupiers on site and nearby including DPD, Fraikin, Immediate Transportation, Rhodes Freight Services, Andrew Sykes Hire, Cafe Connections, European Steel Profiles, BYD, Constantine, Relay Transport and J N Fox & Sons

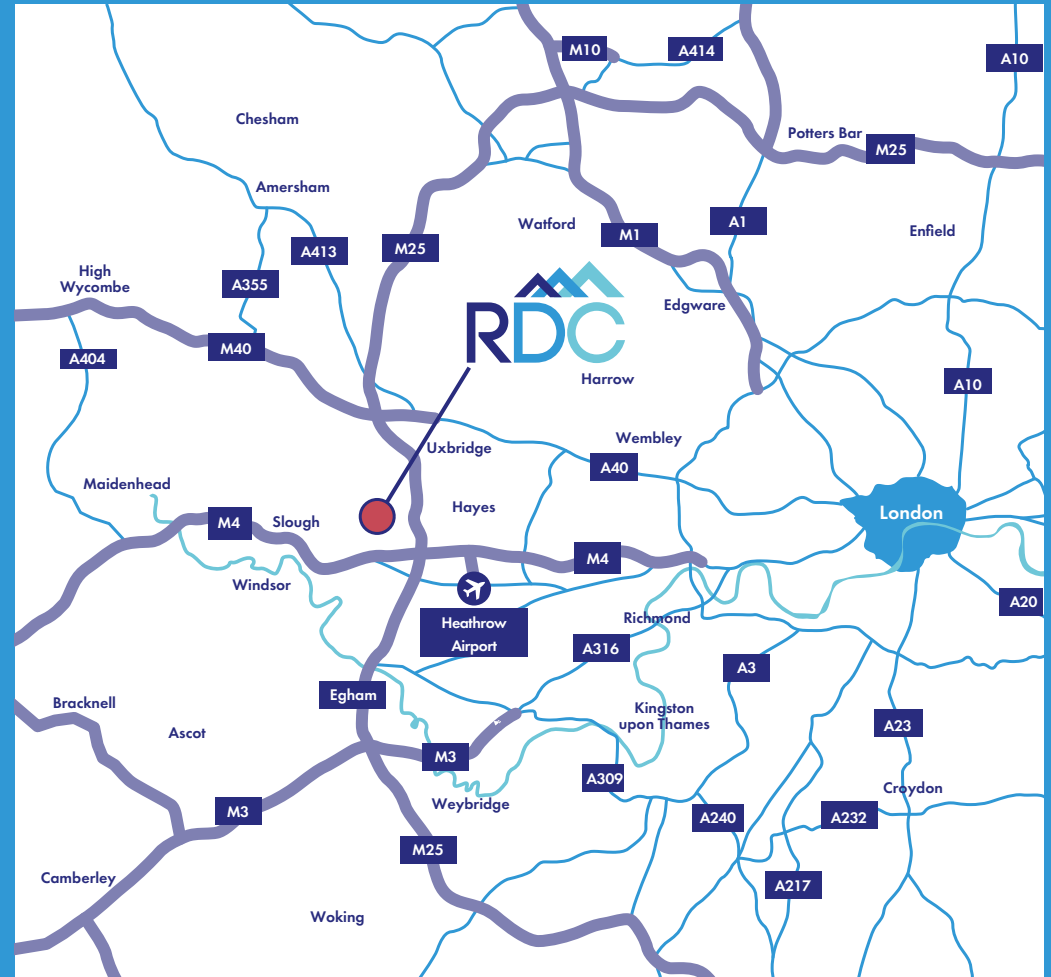
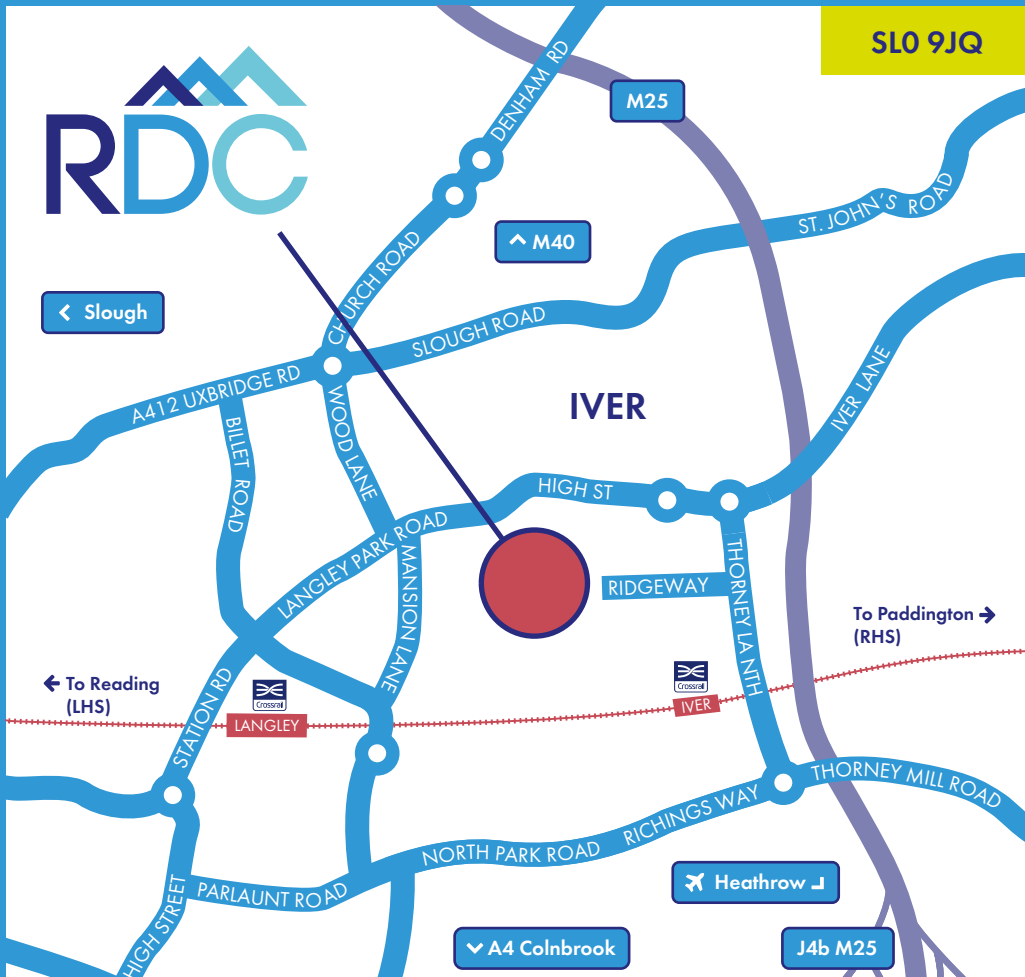
# LOCATION

RDC is situated within an established freight and distribution location in Iver.

Located close to Slough, Heathrow Airport and key national motorways including the M25, M4 and M40, whilst being within walking distance of Iver Crossrail Station, with services to and from London Paddington.

West Drayton Town Centre	2.6 miles
A4 Colnbrook By-Pass	2.9 miles
M4 J5	3.5 miles
Heathrow Airport	3.5 miles
Pinewood Film Studios	3.7 miles
M4 J6	4 miles
Uxbridge	4 miles
Stockley Park	4.1 miles
Slough	6 miles
M40 J1	6 miles
Central London	19 miles
Iver Crossrail Station	15 mins (walking)





## EPC

This property has been graded:  
C 52-58

## TERMS

Available on the basis of New Full Repairing and Insuring Leases on terms to be agreed.

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending occupiers / purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through JLL or Cogent. 5874.co.uk July 2020.



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