TELSAR.com

TO LET



Open Storage

Moorcroft Lane, Uxbridge, UB8 3QL

Fenced & Gated Open Storage Yard with Storage Unit

6,461 sq ft

(600.25 sq m)

- Fenced & gated
- Existing storage unit (Approx. 817 sq ft)
- Hard standing land
- Power & water
- Ancillary office space
- WC's & kitchenette
- Close proximity to M4, M25 & M40
- Close proximity to West Drayton Station (Elizabeth Line)

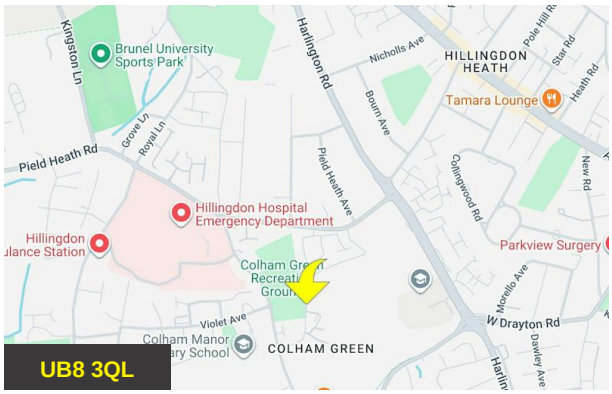
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Summary

Available Size	6,461 sq ft
Rent	£42,000 per annum
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
VAT	We have been advised VAT is not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

An opportunity to lease an open storage yard extending to approximately 6,461 sq ft, together with an enclosed storage unit. The site benefits from gated access via an electric entrance gate, whilst the storage unit is accessed via an electric roller shutter door and further benefits from power, water, kitchenette and WC facilities.

Location

The site is situated on Moorcroft Lane, giving direct access to A408 Stockley Bypass which further gives access to M4 (J4) Heathrow Spur to the South. The property further benefits from convenient access to the A40, M40 and M25, providing links to the wider motorway network. West Drayton Station (Elizabeth Line) is in close proximity providing regular services to Central London.

Accommodation

All measurements are approximate and should be verified by interested parties.

Description	sq ft	sq m
Site Area	5,644	524.34
Storage Unit	817	75.90
Total	**6,461**	**600.24**

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.

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.

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

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