



## Land At The White Hart, Ruislip Road Northolt, UB5 5AX

### Rarely Available Prime West London Open Storage & Logistics Compound / Hub

**24,434 sq ft**  
(2,269.99 sq m)

- Prime Logistics Location
- Heathrow Airport (7 Miles)
- Central London (13 Miles)
- Flexible Lease Terms
- Crushed Type 1 Surface
- Water & Electric
- Secure Gated Compound

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## Summary

Available Size	24,434 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

This is a rare opportunity to secure a premium, self-contained open storage compound in one of London's most strategically important logistics zones. The compound is fully secured with perimeter hoarding and metal gating.

The site comprises net usable area approx. 24,434 sq ft (0.56 acres) of level, fully hardstanding ground protected by newly installed perimeter fencing and gated access. It is an ideal platform for logistics & distribution, plant & equipment hire, secure vehicle storage, container & pallet storage, aviation support services or commercial vehicle operators.

Note: There is a Grade II listed building on the site which is not included in the lease and will need to remain boarded up.

## Location

Located off Ruislip Road (A4180) immediately adjacent to the A40 Western Avenue Corridor, this site sits at the heart of West London's logistics triangle.

Heathrow Airport is 7 miles South via the A312 and central London is 13 miles East via the A40. The site is also only 9 miles from the M25 (junction 15) and 1.3 miles away from Northolt underground station and is well served by numerous bus routes.

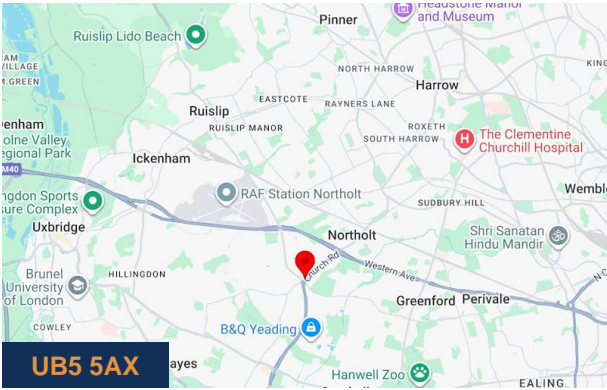
## Terms

### OPTION 1: SHORT-TERM FLEXIBILITY

- 3-year Lease Term
- Mutual rolling break on 6 months' notice
- Ideal for operators testing markets or scaling operations

### OPTION 2: LONG-TERM SECURITY

- 9-year Lease Term
- 3-yearly rent reviews
- Mutual break clauses (dates to be confirmed)
- Stable platform for established businesses



## Viewing & Further Information



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