

## Unit 3B Ridgeway Distribution Centre, Iver, SL0 9JQ

17,045.55 sq ft (1,583.58 sq m)

- To be refurbished
- 5.3 m rising to 7.4 m eaves
- Secure fenced yard



## Location

The unit is located within an established freight and distribution location on Ridgeway Distribution Centre, Iver. RDC is strategically located to service Slough, Heathrow and West London. Iver Crossrail station is within walking distance.

## Description

The property comprises an industrial / warehouse unit of steel portal frame construction with ancillary offices to the front. Access to the unit is via a full height up and over loading door serviced by a secure and fenced yard area to the front.

## Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m
Warehouse	15,414.05	1,432.01
Ground Floor Office	1,631.50	151.57
<b>Total</b>	<b>17,045.55</b>	<b>1,583.58</b>

## Specification

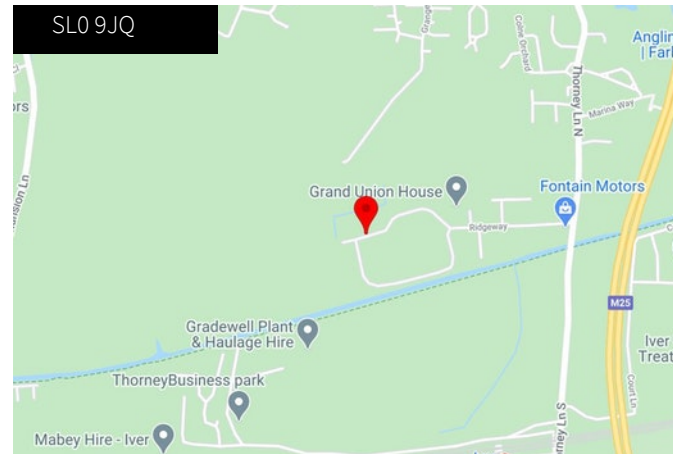
- 5.3 m rising to 7.4 m eaves
- Secure yard
- To be refurbished
- LED Lighting
- Ancillary offices
- On site security

## Terms

A new FRI lease is available direct from the Landlords for a term by arrangement

## Viewings

Strictly by appointment, to be arranged through the joint agents



## EPC

This property has been graded as C (70).

## Business Rates

Upon Enquiry

## Viewing & Further Information

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