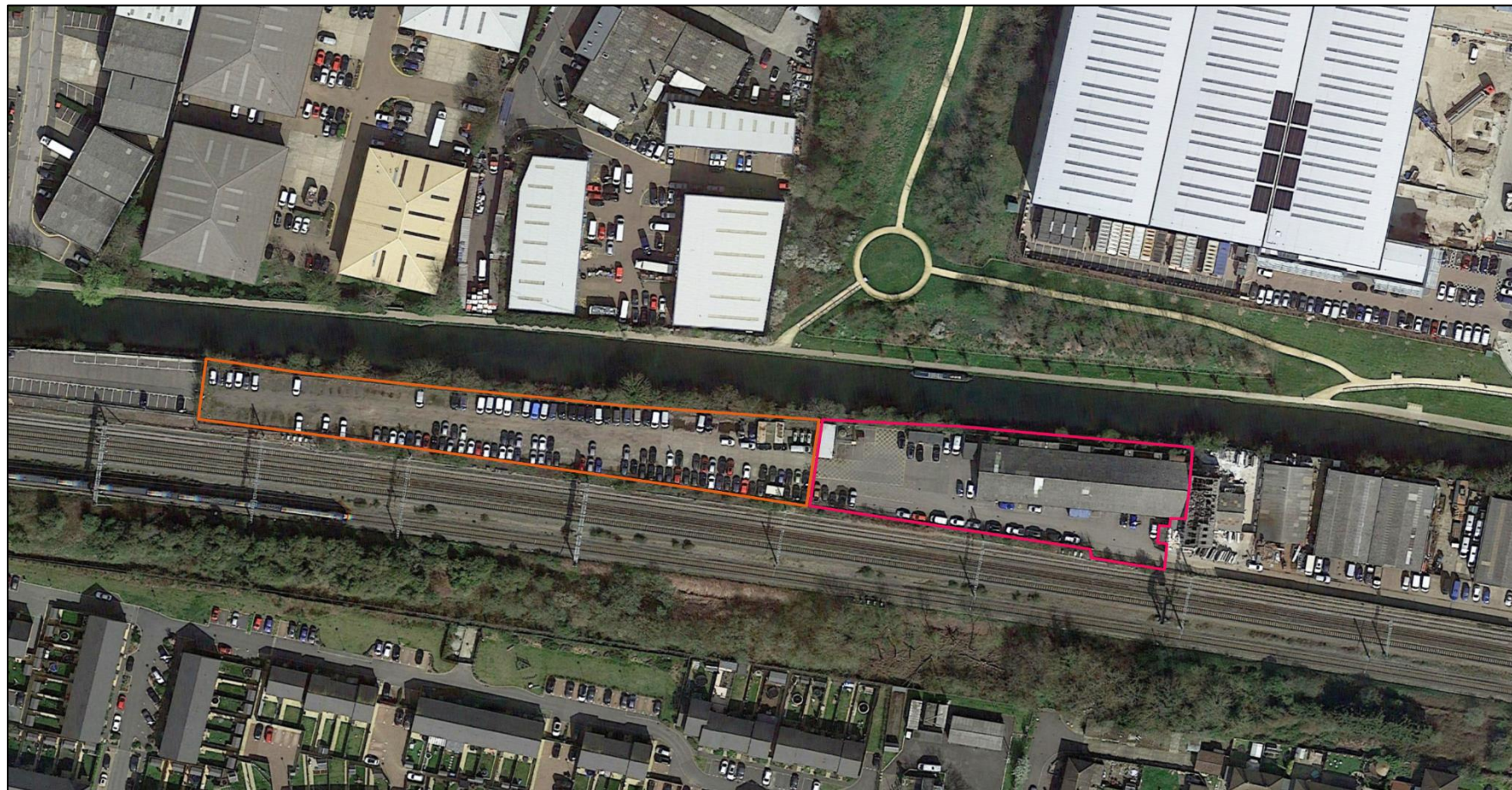


Open storage yard and unit to let
Unit 8,9 & 10 Berrite Estate, Iron Bridge Road, West Drayton UB7 8HY



TO LET - Open Storage Yard and Unit To Let
Unit 8,9 & 10 Berrite Estate, Iron Bridge Road, West Drayton, UB7 8HY

GN2
33 Cavendish Square | London | W1G 0PW
0207 183 7676

GN2
www.gn2.uk.com

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Opportunity

Units 8, 9 & 10 and Yard, Located are located at the Western End of Berrite Estate, accessed from Iron Bridge Road to the West. The industrial estate is located in close proximity to Stockly Park and benefits from access to major road networks with the M4 and M25 within a short distance. The units 8,9 and 10 are currently vacant and would suit a single occupier and can be let together with the Yard, or each entity seperately. The landlords are however seeking planing consent at present for 3No. new unit on this site and adjacent unit hence the short term lease on the units.



Floor Areas:

Area	SQ FT	SQ M
Unit	10,780 Sq ft	1,001 Sq m
Yard area compound	40,076 sqft	3,723 Sq m
Mid yard area	14,114 sqft	1,311 Sq m

GN2 gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of GN2 has any authority to make any representation or warranty whatever in relation to this property.

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PROPERTY DETAILS:

Land

Term: A new lease available held outside the Landlord and Tenant Act 1954 part II
Rent: Land £4.00 psqft exclusive Building £6.00 psft exclusive
Rateable Value: Total RV £166,000, Land apportioned RV£ 86,000
Service charge: A fair proportion chargeable

Building

Term A new lease for a term of 2 years outside the landlord and Tenant Act 1954 pt ii with a landlord's rolling development break on 6 month thereafter
Rent: Building £6.00 psft exclusive
Rateable Value: Total RV £166,000, Workshop apportioned RV£80,000
Service charge: A fair proportion chargeable
EPC: Band C

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