# MEDICAL / LEISURE / RESTAURANT INDUSTRIAL UNIT, SECURE COMPOUND & OPEN STORAGE TO LET



## 4,187sq.ft. (388.67sq.m.) Approx G.I.A.

Willowtree Marina West Quay Drive

### Yeading

Middlesex

UB4 9TB

### **UNIT & OPEN STORAGE IN ATTRACTIVE MARINA-SIDE SETTING**

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#### Location

Willowtree Marina, is located on the Paddington Arm of the Grand Union Canal in West London. The marina is easily accessible via the A40/M40, M4 and M25. J3 of the M4 is circa 3.3 miles with routes to London and the West.

#### Description

The property is positioned to the entrance of the marina with car parking to the front elevation and side. The unit appears to be portal frame construction with brick upstand and timber cladding. The unit is suitable for a variety of uses such as gym/leisure, medical, restaurant or indeed industrial use.

An enclosed palisade fenced yard is also available within the marina.

#### **Business Rates**

We have been verbally informed that the rateable value is  $\pm 31,700$  per annum.

This among should be checked with the ratings officer directly

#### Accommodation

	Sq. Ft.	M2
Ground	2,090	194
First	2,090	194
Total	4,180	389
Yard	6,330	588.05

Approx gross internal area (GIA)

#### Terms

Rental: Unit - £39,500 per annum

Yard - £3.50psf per annum exclusive

The above rent is exclusive of business rates, estate charge, insurance and utilities, and is subject to VAT.

Estate/service charge figures will be provided separately.

The unit and yard are available on new leases to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

#### Legal Costs/VAT

Each party to bear their own professional and legal costs.

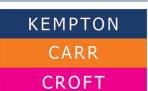
VAT will be applicable





#### Viewing and further information

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