

SECURE OPEN STORAGE / BOAT YARD RELATED USES ONLY - TO LET



6,330 sq.ft. (**588.05**sq.m.) Approx G.E.A.

Willowtree Marina

West Quay Drive

Yeading

Middlesex

UB4 9TB

SECURE 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 yard is positioned to the rear of the marina, with car parking to the front elevation and side. An enclosed palisade fence has been erected to add further securities, the open yard is to be let with the use of 4x 20ft containers, that have been welded together.

Additional security has been added in the form of 27 new CCTV cameras across the marina.

Business Rates

We have been verbally informed that a rateable value does apply, this is to be confirmed by the local authority.

Accommodation

	Sq. Ft.	M2
Yard	6,330	588.05

Approx gross internal area (GEA)

Terms

Rent: £26,500 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 yard is 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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