

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



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

Willowtree Marina

West Quay Drive

Yeading

Middlesex

UB4 9TB

UNIT & OPEN STORAGE IN ATTRACTIVE MARINA-SIDE SETTING

kemptoncarr.co.uk | Mayfair Office 0207 078 7090



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.

Should a prospective tenant want the unit as clear industrial space the landlord will install a roller shutter door to the front elevation and remove the current fit-out/first floor to give a full height, conventional, industrial/warehouse unit.

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

Business Rates

We have been verbally informed that the rateable value is £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

Luke Bennett

luke.bennett@kemptoncarr.co.uk

073854 67367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

