



Key Points:

- Available as individual plots or as whole
- Secure, gated site
- Onsite water & electricity supplies
- Concrete hard-surfaced
- Onsite workshop / office units
- Strategic location off Ickenham Rd, West Ruislip adjacent to the station car park

TO LET

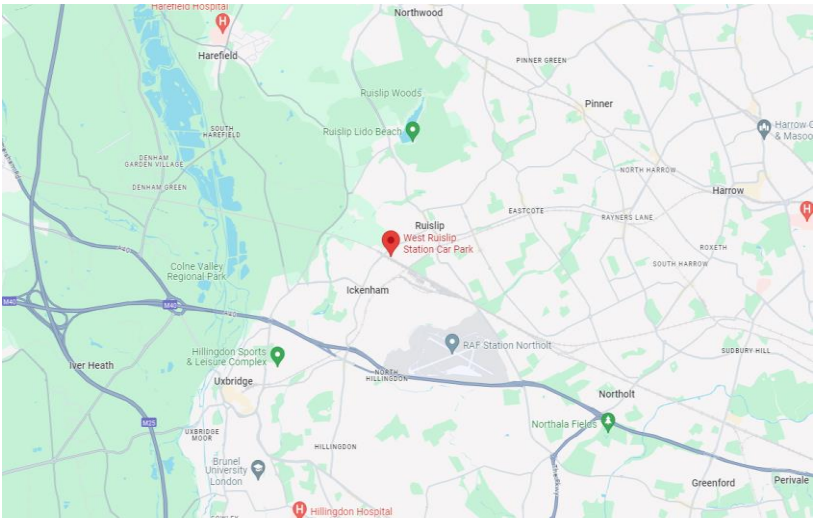
Station Yard, Ickenham Road

West Ruislip, HA4 7DY

**3,000 to 37,198 SQFT
(up to 0.835 acres)**



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Location

The site is situated immediately West of the West Ruislip station and is access via the rear of the station car park.

West Ruislip station provides rail links (Chiltern Line) and underground services (Central Line) as well as bus services.

The site is also nearby to the A40 (1.8 miles) providing access to Central London, as well as the wider M40 and M25 motorways.

Site areas

The site is available the following approximate areas.

	Area (Sq ft.)	Area (Sq.m)
Minimum	3,000	278.7
Maximum	37,198	3455.8
Total	37,198	3,734.5

Description

The open storage plot is made up of hard standing and concrete floor and measures 0.835 acres (37,198 sq.ft).

Located on a secure site, adjacent to the West Ruislip station car park the site is secure and easily accessible.

The site is suitable for parking, storage or alternative open storage uses. There are also two small buildings onsite suitable for office/workshop use.

Rent

Rent on Application

Business Rates

Interested parties are advised to make their own enquires with the local council.

Energy Performance Rating

TBC

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The plots are available now on terms to be agreed.

VAT

All prices and other costs quoted exclusive of VAT.





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