

# **TO LET** | INDUSTRIAL/PRODUCTION UNIT

2,350 SQ FT (218.45 SQ M)

+ an additional mezzanine floor of 1,054 SQ FT (97.91 SQ M)

**UNIT C 33 THE RIDGEWAY, IVER SLO 9HW**



- Production/Industrial use
- Up and over loading door
- Three phase power
- Allocated parking spaces
- Minimum eaves height 7m
- Additional mezzanine floor

**DE SOUZA**

## Location

The Ridgeway is popular with freight and distribution companies due to its superb location just 5 miles from junction 15 of the M25 and junction 4B of the M4. Heathrow Airport's Terminal 5 is only 8 miles from The Ridgeway which also benefits from three nearby train stations.

- Under 6 miles from M4, M40 & M25
- Just 5.5 miles from Heathrow Airport
- 15 mins walk to Iver railway station



## Description

Unit C is a single storey mid terrace warehouse/ light industrial unit, with first floor offices and an additional mezzanine floor area and is of steel portal frame with cladding elevations.

## Amenities

- One electrically operated up and over loading door
- Lighting throughout
- 3 phase electricity
- First floor offices
- Male & female toilets
- Car parking
- Additional mezzanine floor

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Rent

Upon application

## EPC

Energy Performance Rating C

## Viewing

Strictly by appointment only.

# DE SOUZA

**For more information or to arrange a viewing contact:**

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