# Unit D, The Ridgeway, Ridgeway Trading Estate lot 41 Iver, Near Heathrow, Buckinghamshire SLo 9HX Strong communication links via M25, M4, M40 and London Heathrow Freehold Industrial Investment • Let to BN Group Limited until 2027 Rent **£95,000** per annum exclusive Established industrial estate Airport Six Week Completion Available

## Location

Miles: 16 miles west of London 4 miles east of Slough 4 miles south-west of Uxbridge Roads: M25, M4, M40, A4 Rail: Iver Rail, West Drayton Rail Air: London Heathrow Airport (4 miles)

The property is situated on the established Ridgeway Trading Estate, less than a mile south of Iver, which has strong communications via the M<sub>25</sub>, M<sub>4</sub>, M<sub>4</sub>o and Heathrow Airport. Nearby occupiers include TNT, Nationwide Access, Flexpac and Cummins

The property comprises an end of terrace modern industrial unit with warehouse and integral office accommodation. The unit benefits from an eaves height of 7.50 metres and the right to use 26 car parking spaces.

Freehold. VAT

VAT is applicable to this lot.

Six Week Completion Period Available

# Tenancy and accommodation

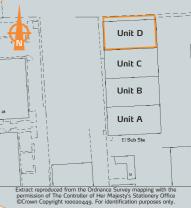
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Warehouse, Office and Ancillary Office and Ancillary	964.80 sq m 80.82 sq m	(10,385 sq ft) (870 sq ft)	BN GROUP LIMITED (1) (2)	15 years from 25/03/2012 until 2027 on a full repairing and insuring lease	£95,000	2017 and 2022
Totals	1,	045.62 sq m	(11,255 sq ft)			£95,000	

(i) Britten Norman was formed more than 50 years ago as a specialist in aircraft modifications. Today the company is a thriving international aerospace company with a broad range of aviation interests centred around its manufacturing operation. The company has seven sites in the UK as well as operations in the USA and Australia. (Source: www.britten-norman.com o5/03/2012) (2) The lease is subject to a 6 month rent deposit.

John Mehtab Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk Tom Ryder Tel: +44 (o)2o 7034 4858. Email: tom.ryder@acuitus.co.uk www.acuitus.co.uk

Ormerods Solicitors 45 Friends Road, Croydon CRo IED Tel: +44 (o)2o 8774 9565. Email: joanna.colwill@ormerods.co.uk Ref: Joanna Colwill.





page 65