

Columbus House, 2 Stonefield Way Ruislip, Greater London HA4 0JA

lot 29

Freehold Industrial Building

- Located just off Victoria Road, an established retail warehousing pitch
- Significant Development Potential (subject to consents)
- Approximately 1,102.40 sq m (11,865 sq ft)
- Nearby occupiers include Halfords, Wickes, Carpet Right and Furniture Village
- Six Week Completion

Offered with Vacant Possession



On behalf of



Location

Miles: 5 miles west of Wembley
15 miles north-west of Central London
Roads: A312, A4180, A40, M25 (Jct 16), M4 (Jct 3), M40 (Jct 1)
Rail: South Ruislip Rail (23 mins to London Marylebone), South Ruislip Underground (Central Line)
Air: London Heathrow

Situation

The property is situated on the western side of Stonefield Way, just off Victoria Road, an established retail warehousing pitch. South Ruislip Retail Park, Victoria Retail Park and Brook Retail Park are all in close proximity providing nearby occupiers such as Halfords, Wickes, Carpet Right and Furniture Village.

Description

The property comprises a ground floor warehouse with showroom/office accommodation on first floor and an adjoining single storey workshop.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Warehouse/Workshop	612.30 sq m	(6,590 sq ft)	VACANT POSSESSION
First	Office/Showroom	490.10 sq m	(5,275 sq ft)	
Totals		1,102.40 sq m	(11,865 sq ft)	

For further details please contact:

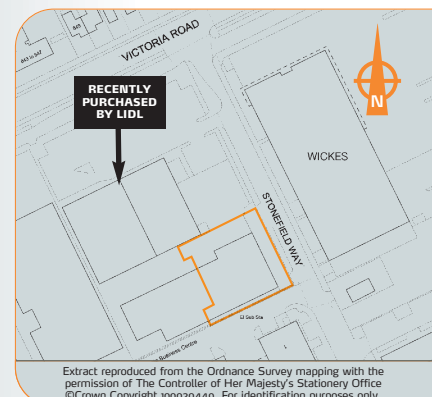
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

Forsters LLP
31 Hill Street, London W1J 5LS.
Tel: +44 (0)207 863 8494.
Email: howard.gill@forsters.co.uk
Ref: Howard Gill.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.