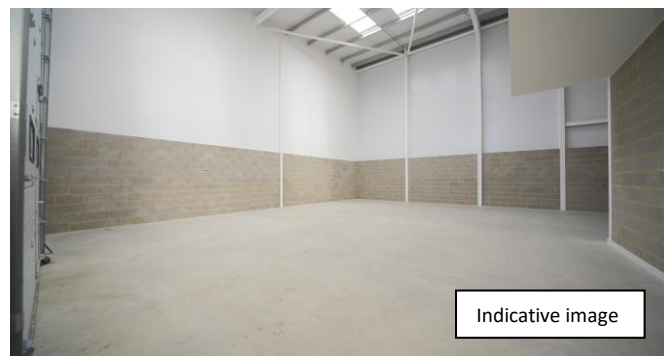


**TO LET | INDUSTRIAL/PRODUCTION UNIT**

**2,350 SQ FT (218.31 SQ M)**

**UNIT B 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

## 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 B is a single storey mid terrace warehouse/ light industrial unit, with first floor offices and is of steel portal frame construction with cladding elevations.

## Amenities

- One electrically operated up and over loading door
- Lighting throughout
- 3 phase electricity
- First floor offices
- Male & female toilets
- 5 car parking spaces

## 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 D

## Viewing

Strictly by appointment only.

# DE SOUZA

For more information or to arrange a viewing contact:

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(1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.  
(2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective tenants should not rely on them as statements of fact or representation but must satisfy themselves as to the accuracy of such details.  
(3) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. JULY 2021