



## Unit 6 Ridgeway Trading Estate Iver Bucks SL0 9HW

Price £800,000 Freehold

- Freehold with Vacant Possession upon Completion • Warehouse/Industrial Unit with Offices & Good Parking •

**LOCATION:** Situated within a short distance of London Heathrow Airport and the motorway network (M4/M25/M40). Iver main-line railway station is nearby.

**DESCRIPTION:** Warehouse/Industrial - Ground Floor approx. 6,770 sq ft / 629 sq m. Mezzanine approx. 398 sq ft / 37 sq m. Offices on Two Floors - Total approx. 1,668 sq ft / 155 sq m. Outside - The Warehouse/Industrial area has two large doors for off loading and three phase electricity supply. The Offices are served by parking for several cars at the front and the side yard provides access for the off loading and further parking.

**E.P.C. Rating:** 'G'.

**TENURE:** Freehold.

**BUSINESS RATES:** The Rateable Value is currently £38,500. The standard Business Rates multiplier for 2019/2020 is 50.4p in the £. Interested parties should check this information with the South Bucks District Council.

**VIEWING:** Strictly by appointment with R Whitley & Co.



# Unit 6 Ridgeway Trading Estate SLO 9HW

Price £800,000 Freehold

**RWHITLEY**  
Est. 1938 & CO

[rwhitley.co.uk](http://rwhitley.co.uk)



## Side Yard Area

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



01895 442711

[commercial@rwhitley.co.uk](mailto:commercial@rwhitley.co.uk)

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA