

BACK ON THE MARKET

PROMINENT

WAREHOUSE / SHOWROOM / RETAIL / OFFICES

TO LET

ICKENHAM ROAD, RUISLIP HA4 7DL



LOCATION

The property is located in a prominent position on Ickenham Road (B466) adjacent to West Ruislip mainline and Underground (Central Line) Station. The A40/M40 is approximately 1 mile.

ACCOMMODATION

The property has traded for many years as Bainbridges Auctions and has a sui generis use. Historically, it was used as offices. The building is suitable for a variety of uses, subject to necessary consents. The building provides accommodation on ground floor and mezzanine first floor as follows:

Ground Floor	GIA	3,647 sq ft	(338.8 sq m)
First Floor and Mezzanine	GIA	1,776 sq ft	(165.0 sq m)
		5,423 sq ft	(503.8 sq m)

Two roller shutter doors provide loading access.

Externally there are 12 car parking spaces on site and additional spaces are available in West Ruislip Station car park.

UNION
Liberty House
222 Regent Street
London W1B 5TR

020 7493 7856

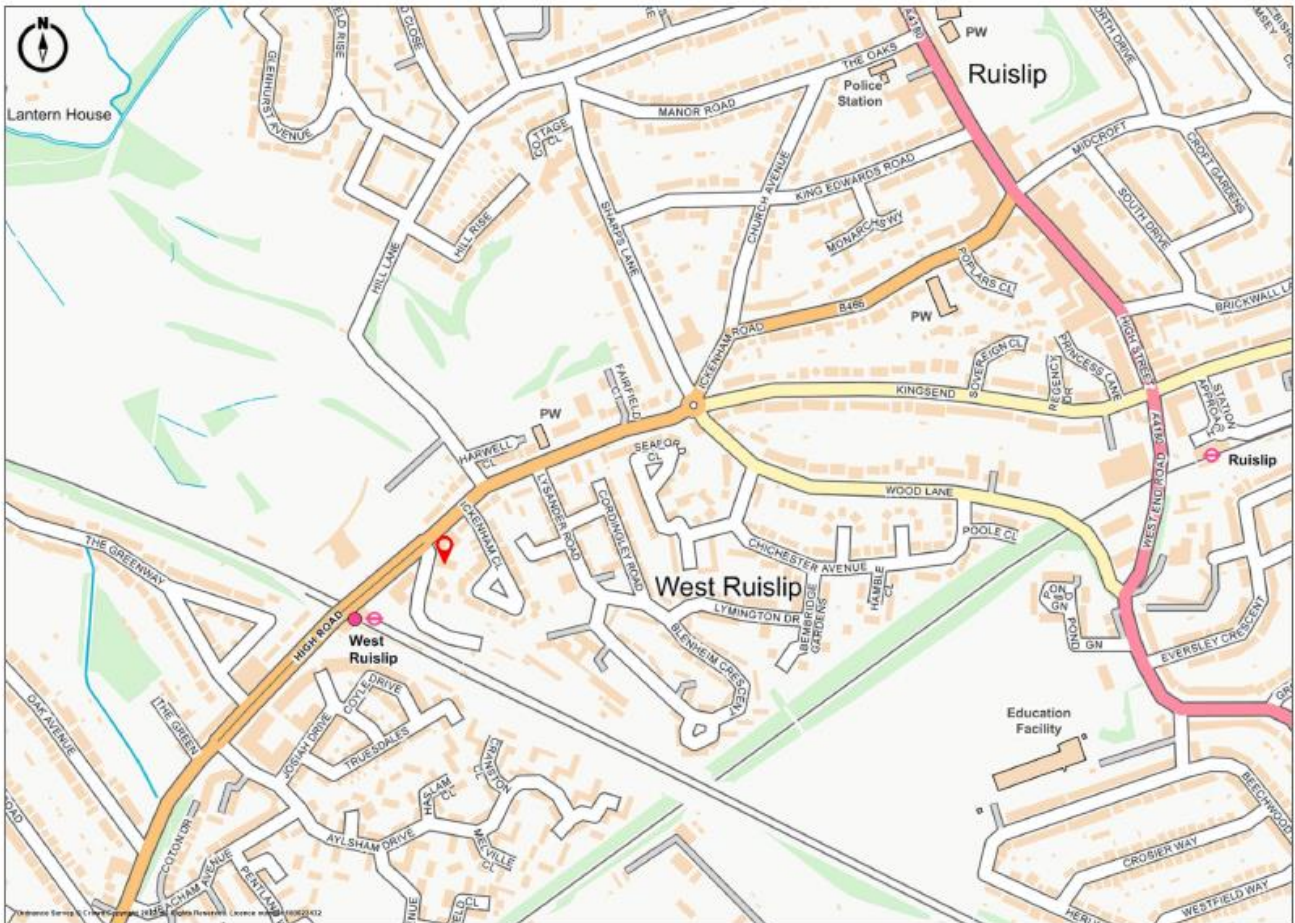
LEASE TERMS	A new lease is available on a full repairing and insuring basis for a term by arrangement.
RENT	On application
RATEABLE VALUE	2017 - £42,000
EPC	Current rating C66. A copy is available on request.
LOCAL AUTHORITY	London Borough of Hillingdon
LEGAL COSTS	Each party is to bear its own legal costs
VIEWING	By prior appointment through:

union:



Union
 John Buckingham
 T: 020 7493 7856
 M: 07836 534504
 E: john.buckingham@unionland.co.uk

Chris Simmons Commercial
 Chris Simmons
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 Plotted Scale - 1:9000. Paper Size - A4

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A3 Original Sheet Size



OS
1 : 1250



Telephone: 07949 796688

PROJECT

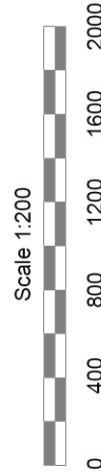
The Auction House, Station
Parade, Ickenham Road,
Ruislip, HA4 7DL
Lease Plans A3

SCALE DATE DRAWN BY

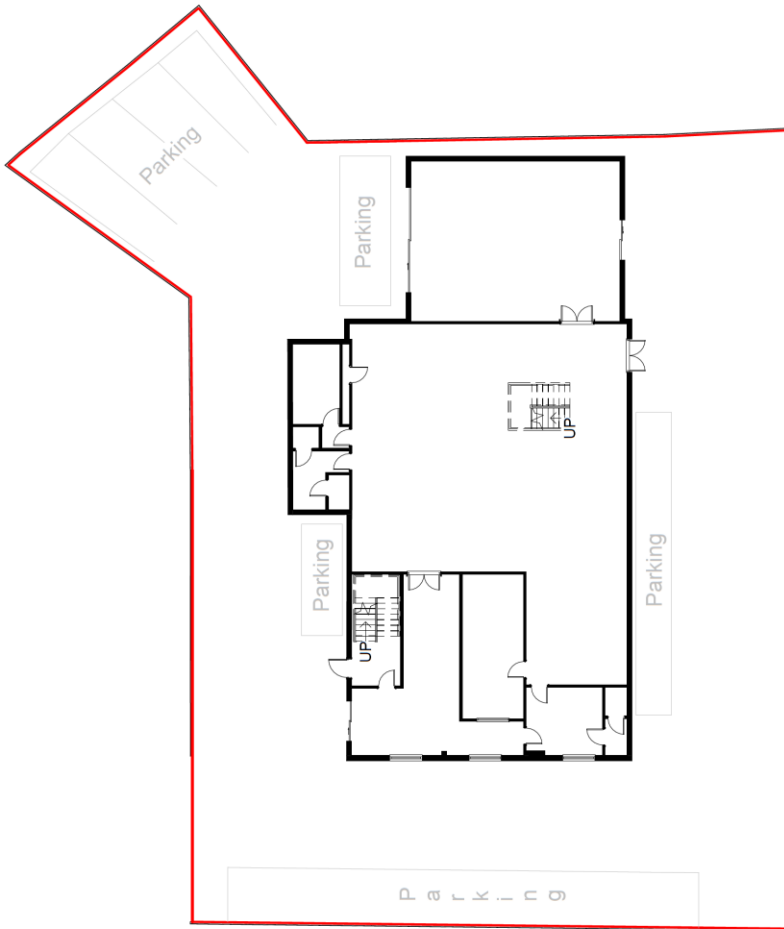
As indicated 08/02/22 EN

DRAWING NUMBER CHECKED BY

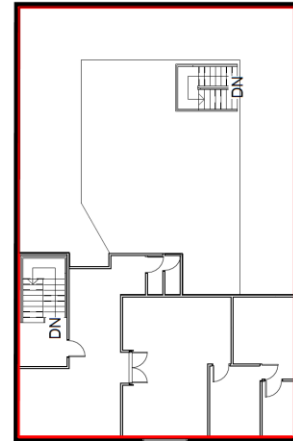
3 PB



Red line denotes area to which lease refers
North point set to OS Map



00 Ground Floor
1 : 200

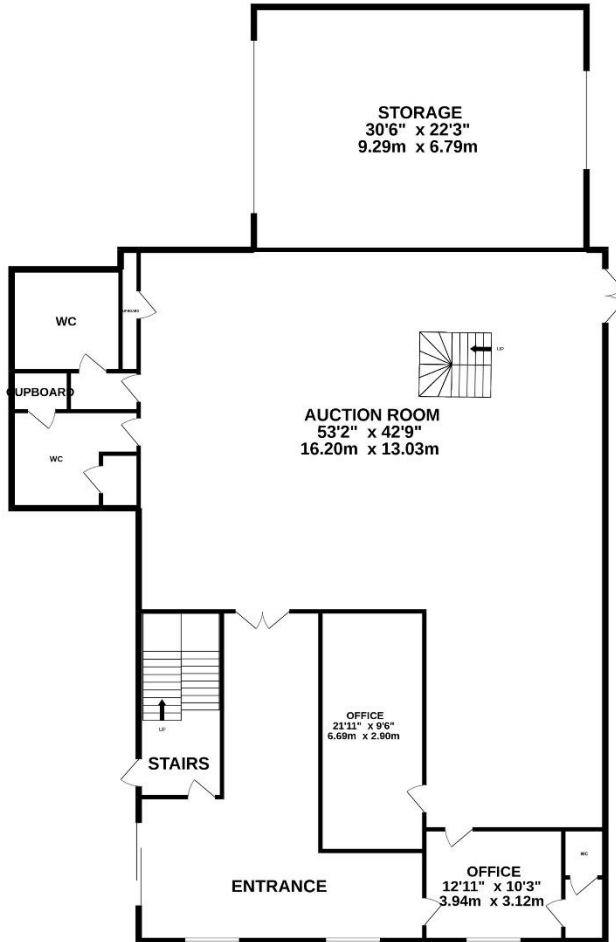


01 First Floor
1 : 200

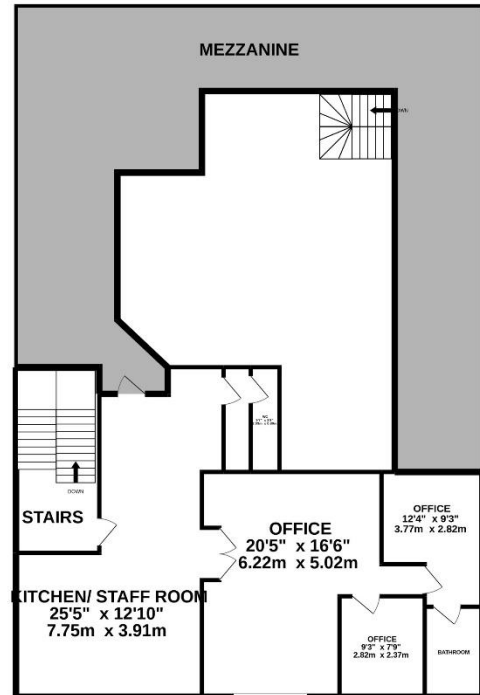
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GROUND FLOOR
3647 sq.ft. (338.8 sq.m.) approx.



1ST FLOOR
1776 sq.ft. (165.0 sq.m.) approx.



THE AUCTION HOUSE, STATION PARADE, ICKENHAM ROAD, RUISLIP, HA4 7DL

TOTAL FLOOR AREA : 5422 sq.ft. (503.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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