



## BRAINTREE HOUSE, BRAINTREE ROAD, RUISLIP, HA4 0EJ

### SUMMARY

- Prime freehold investment for sale
- Minimum eaves of 3.95m rising to 8m at the apex
- Multiple loading doors
- Translucent roof panels
- 3 phase power supply
- Male and female WCs to ground & first floor
- Offices benefit from carpeting, suspended ceilings, recessed lighting, gas central heating and double glazing.
- Gated rear car park/yard
- Dedicated car parking to front, side and rear
- Security alarm (not tested)
- Inclusive of reception and showroom

### DESCRIPTION

The property comprises a former car dealership and warehouse and light industrial units which is of steel portal frame construction to brick elevations and double pitched roof. Currently the ground floor is divided into 5 units, each with its independent access.

The main front ground floor unit is a reception, showroom and fitted ancillary office accommodation to the first-floor level with independent access. There are five dedicated loading doors and onsite parking space for up to 30 vehicles. The individual units at the side and back of the building can be opened to create a single larger unit or retained as individual units. Being situated on a road with other residential dwellings, there could be potential for future redevelopment, subject to planning permission.

The following breakdown indicates the area's and dimensions of the unit:

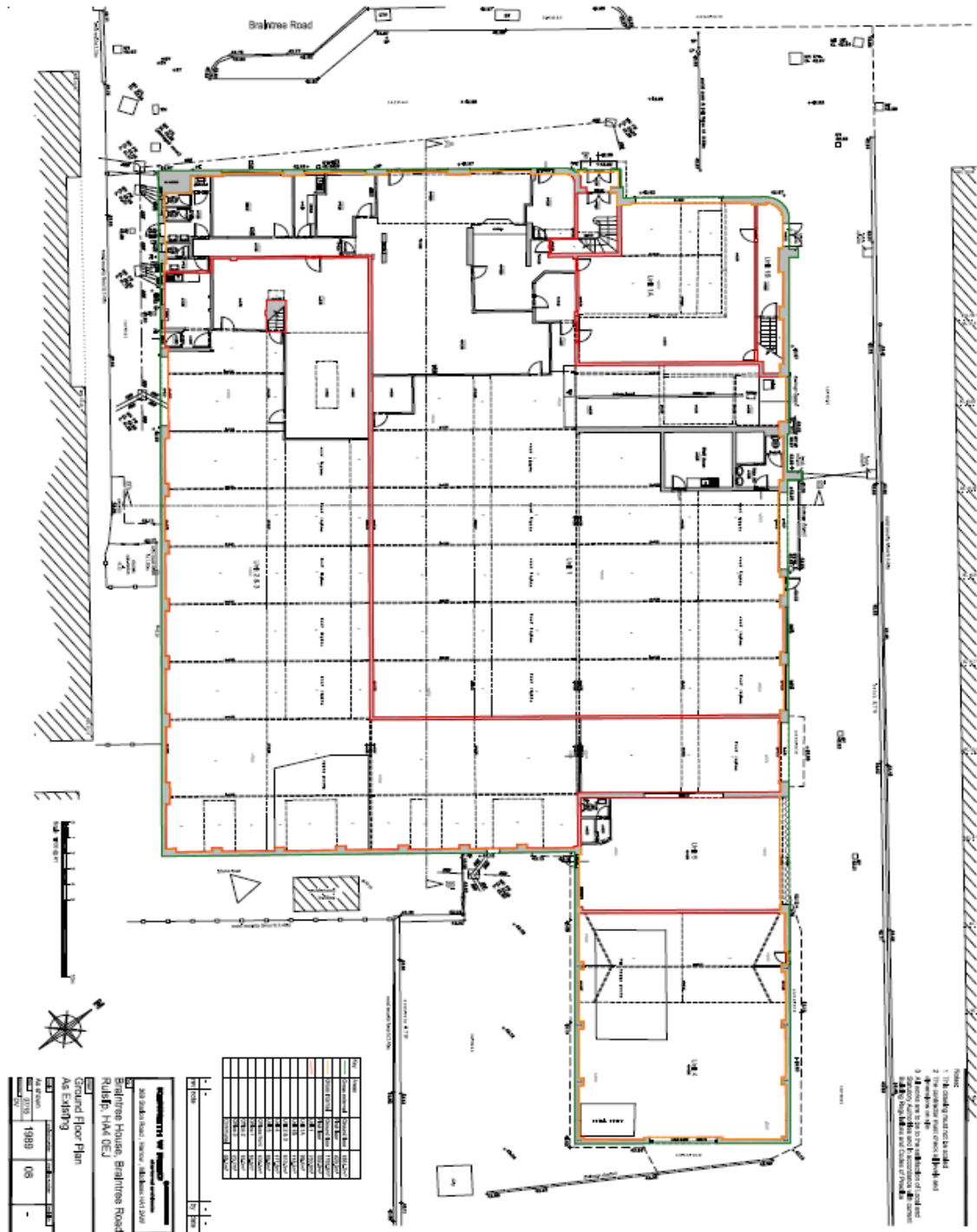
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Area	1792.84	19,298
First	Office space	334.92	3,605
	<b>TOTAL</b>	2,127.76 sqm	22,903sqft

### LOCATION

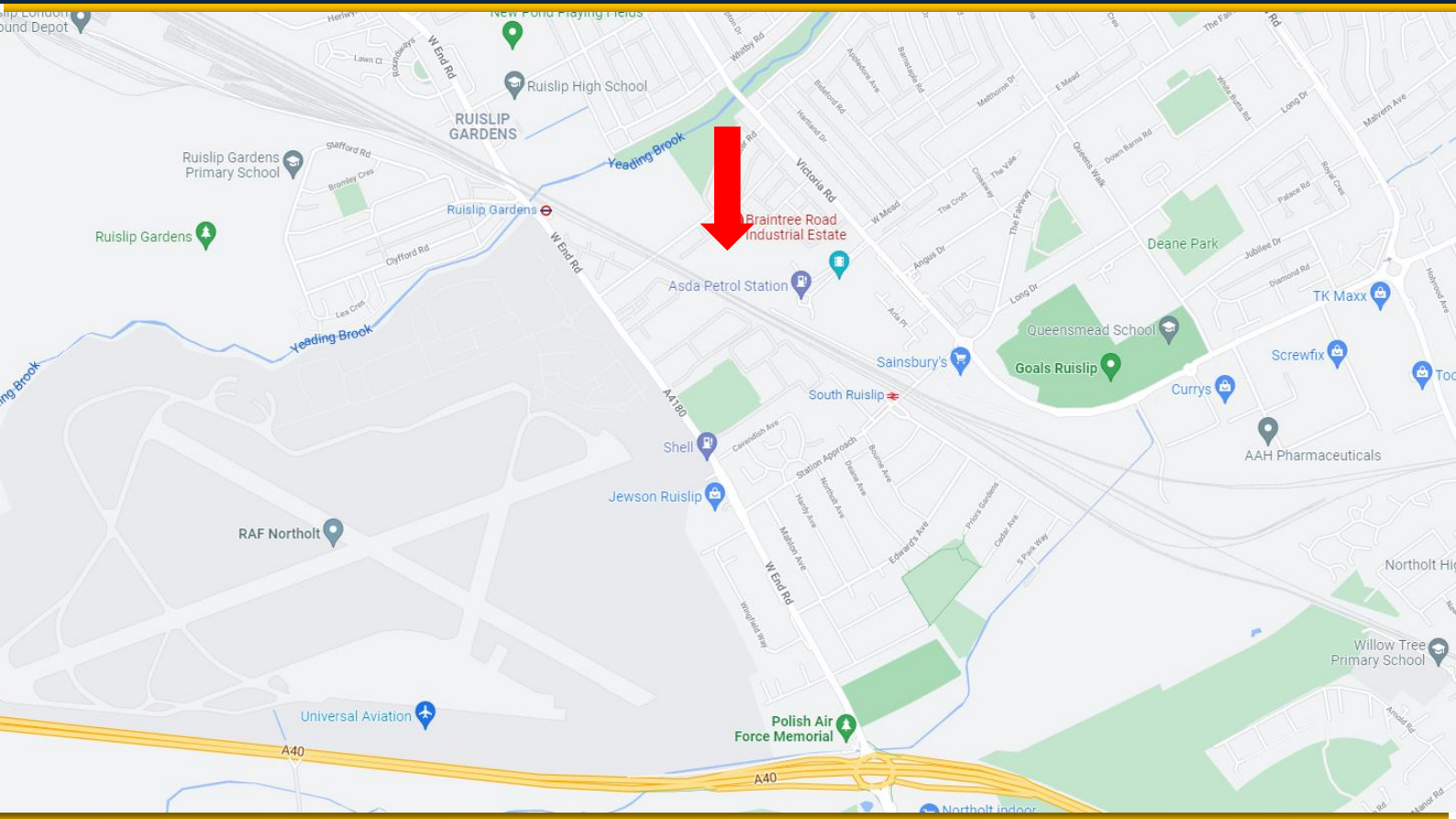
The property is prominently located before the entrance of Braintree Industrial Estate on Braintree Road which is situated on the Southwest side of Victoria Road midway between South Ruislip and Ruislip Gardens underground stations. The Estate is easily accessible to the A40 Western Avenue at the Polish War Memorial junction providing access to central London, M40, M25 and the wider motorway network.

**TENANCIES AND ACCOMODATION**

UNIT	SIZE (SQFT)	ANNUAL RENT	LEASE TERM	REMAINING LEASE	BREAK CLAUSE
Unit 1	4,994	£56,250	5 years from 2020	3.5 years left	
Unit 1A	1,064	£20,400	5 years from 2020	4 years left	2 years
Unit 2	6,339	£82,820	5 years from 2019	2.5 years left	2 year break clause not exercised
Unit 3	2,370	£30,000	5 years from 2019	2.5 years left	2 year break clause not exercised
Unit 4	1,920	£26,400	2.5 Lease 5 years from 2019	2.5 years left	2 year break clause not exercised
Unit 5	955	£13,800	2.5 Lease 5 years from 2019	2.5 years left	2 year break clause not exercised
Unit 5A	£1,656	£26,400	2.5 Lease 5 years from 2019	2.5 years left	2 year break clause not exercised
Office 1		£25,000	5 years from 2020	4 years left	2 year break clause
Office 2		£24,000	Tenancy at will	Vacant on completion	
Vodafone mast		£12,000			
<b>TOTAL RENTAL INCOME</b>		<b>£317,000</b>			







**TENURE**

Total Rent: £317,000 per Annum Approx.  
Asking price: Offers in the region of £6,750,000

**BUSINESS RATES**

Interested parties are advised to confirm the rating liability with the Local Authority on (01895) 556000.

**VIEWING AND FURTHER INFORMATION**

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500  
E-mail: [ankur@monarchcommercial.co.uk](mailto:ankur@monarchcommercial.co.uk)



Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.