

## 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

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.

7 KH I R O O R Z L Q J E U H D N G R Z Q L Q G L F  
 the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Area	1792.84	19,298
First	Office space	334.92	3,605
Second	Office Space	139.40	1500 approx.
	TOTAL	2,267.16 sqm	26,670.16 approx.

### LOCATION

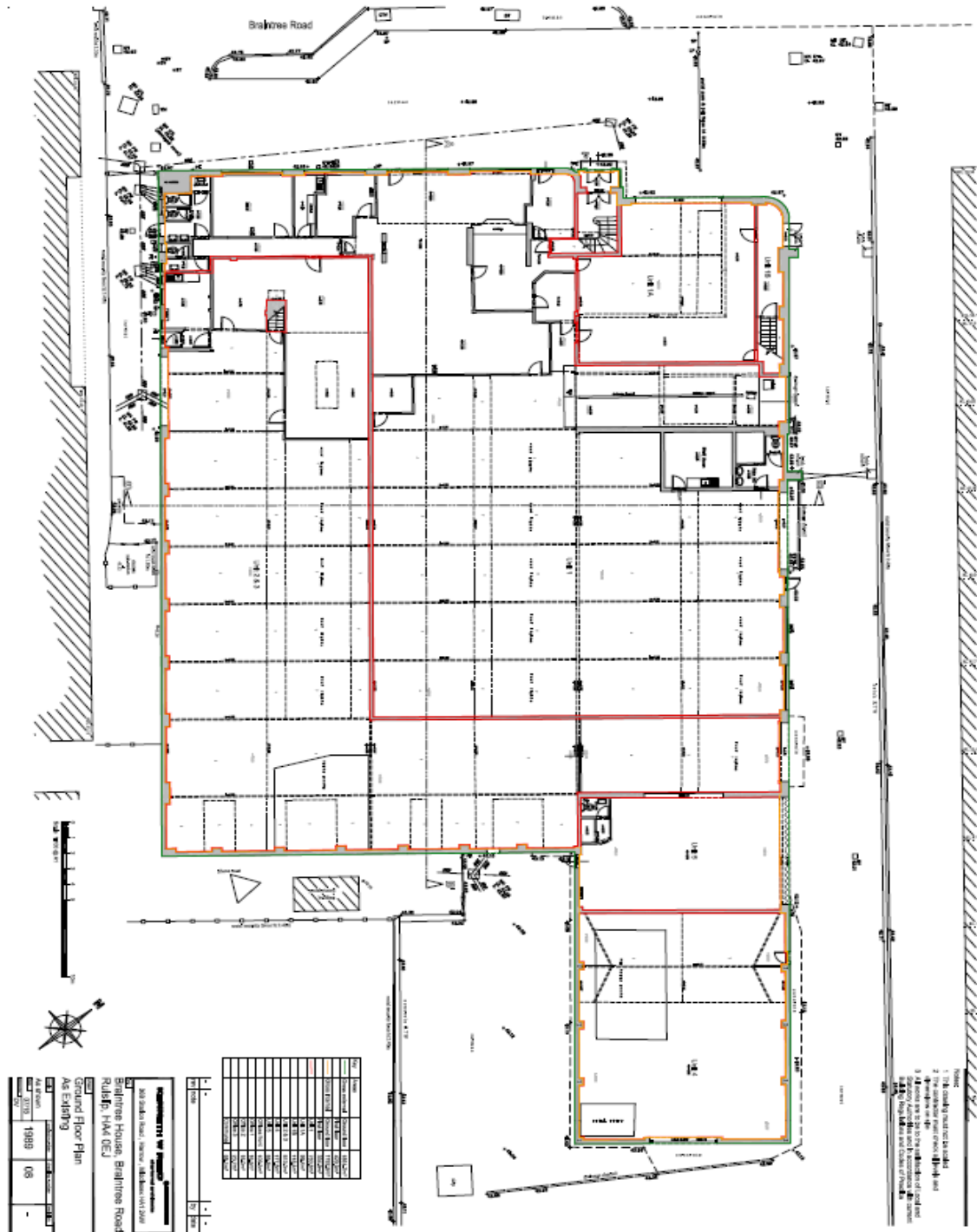
The property is prominently located before the entrance of Braintree Industrial Estate on Braintree Road which is situated on the Southwest side of Victoria Road midway between South Ruislip and Ruislip Gardens underground stations. The Estate is easily accessible to the M40 Western Avenue at the Polish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

### DESCRIPTION

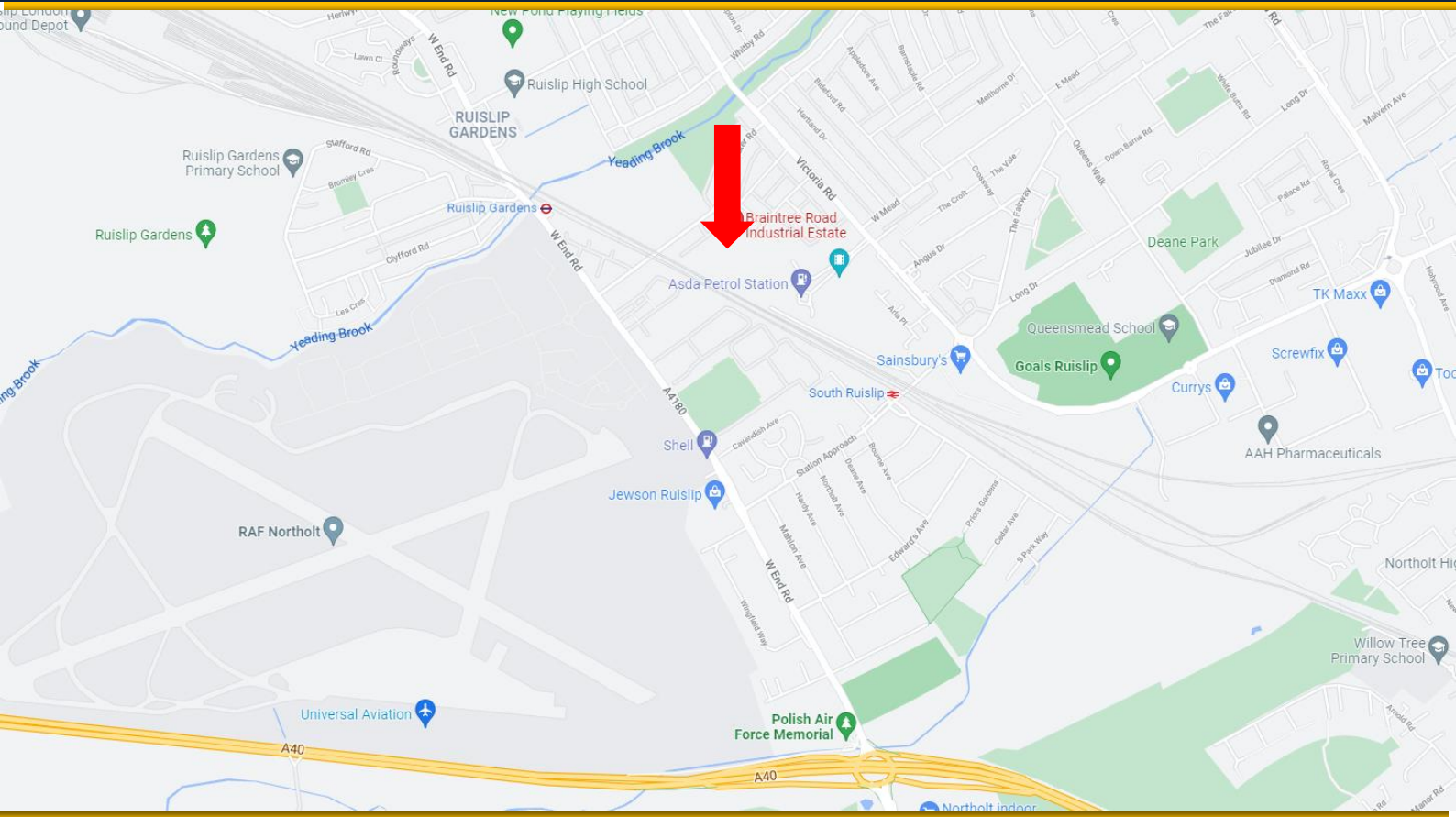
The property comprises a former car dealership and warehouse and light industrial units which is of steel portal frame construction to brick elevations and double pitched roof. Currently the ground floor is divided into 5 units, each with its independent access.

**TENANCIES AND ACCOMODATION**

UNIT	TENANT	ANNUAL RENT	LEASE TERM	BREAK CLAUSE
Unit 1	TheTek	£56,250	5 years from August 2020	
Unit 1A	Kevin Smith TA M & A Autos	£20,400	6 years from May 2022	2 years
Unit 2	Express Marble and Granite Ltd and Alhah Mahomud and Mina Samir Samaan	£82,820	6 years from May 2022	2 year break clause not exercised
Unit 3	Navneet Kaur Parmar	£30,000	6 years from May 2022	2 year break clause not exercised
Unit 4	Javed Maqsood	£26,400	6 years from May 2022	2 year break clause not exercised
Unit 5	Singh Commercial Kitchen Solution Ltd and Harmeet Singh	£13,800	6 years from May 2022	2 year break clause not exercised
Unit 5A	Mohammad Bashir Bhatti	£26,400	6 years from May 2022	2 year break clause not exercised
Office 1	Hybrid Network Family (UK) Ltd	£25,000	6 years from May 2022	2 year break clause
Office 2	ASB Distributions Ltd	£24,000		
Telecommunication mast	Vodafone	£12,000		
<b>TOTAL RENTAL INCOME</b>		£317,000		







**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)

Harry Sohal - 0208 569 8500  
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