



NUMBER 34

THE RIDGEWAY, IVER

SLO 9JQ



Business premises available on an all inclusive basis from **121 sq.ft.** upto a total of **2,843 sq.ft. To Let**

Also ground floor offices and warehouse combined to **3,455 sq.ft.**



Forming part of a vibrant business estate close by to Iver Station and Village, The Ridgeway is a well known business and distribution centre.

34 The Ridgeway comprises a three storey office block and partial ground floor warehouse / storage area. The second floor provides a series of offices which can be leased from as small as **121 sq.ft.** through to multiple rooms of up to **2,843 sq.ft.**

Office Amenities

- ▶ Suspended ceilings
- ▶ Part recessed lighting
- ▶ Blinds to windows
- ▶ Central heating
- ▶ Perimeter trunking
- ▶ Flood wiring
- ▶ Furnished

The ground floor provides an office and warehouse cojoined on the following basis:

Office **1,800 sq.ft.** Warehouse / Workshop **1,650 sq.ft.**
Total Combined 3,450 sq.ft. approx.

Warehouse Amenities

- ▶ High bay lighting
- ▶ 6.25m to eaves / 8.25m to the roof ridge height
- ▶ 3 phase power
- ▶ Single span
- ▶ Electrically operated roller shutter bay door
- ▶ Convection heated



Terms: New leases and licences are available by arrangement with the owner. The rent is inclusive and varies suite to suite depending on the amount and type of space taken. Full details on request.

For further information and appointments to view contact **Chris Thomas** or **Ed Mason** T: **01753 839390** or e mail **info@chthomas.com**



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