



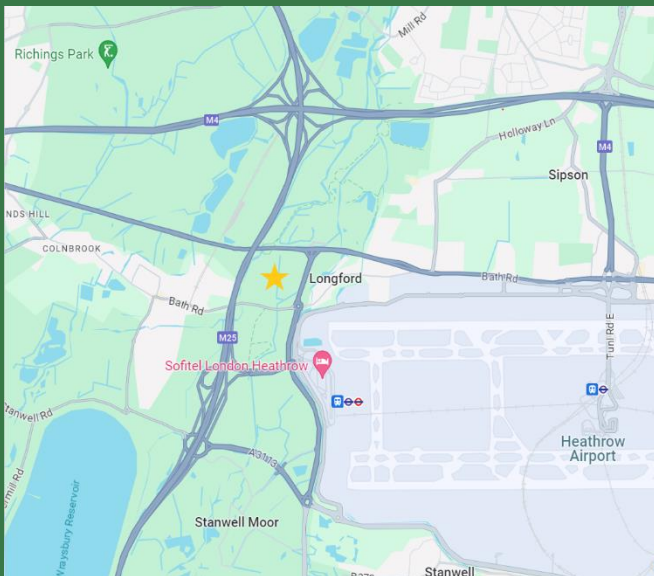
HILLINGDON

LONDON

To Let – Land off Stanwell Moor Road



Red - Excluded. Green - Included.



Location Map



Landscape Map

Land on The North and South Sides of Colnbrook Bypass UB7 0PD

- Land available as one unit or in separate units.
- Close distance to Heathrow Airport.
- Derelict horse related buildings on site.
- Current use permitted is grazing land, alternative uses would be subject to planning approval.
- This site is to be rented “as seen”.

Proposed terms Subject to Contract to the Council Formal Approval Process:

Rent: Interested parties are invited to make rental bids.

Marketing Deadline – 11th April 2024

Contractual Term: Negotiable term, subject to redevelopment break clause. (outside of the secure of tenure provisions of the Landlord and Tenant Act 1954 Part 2).

REPAIRS	To comply with all regulations and restrictions made by the Landlord.
RENT	Landlord is accepting inviting offers. Subject to upwards only rent reviews and overage clauses agreed between parties.
ALIENATION	Assignment of the part is strictly prohibited. Assignment of the whole of the premises is prohibited without landlord's prior formal consent.
RATEABLE VALUE	TBC
REFERENCES	Subject to satisfactory references.
RENTAL DEPOSIT	The tenant will provide a deposit subject to covenant strength.
EPC Rating	N/A
PLANNING USE	The property can be used for other uses but will be subject to planning application. Enquiries need to be sought by the prospective tenant.

All enquiries made to:

Mr Ola Alade

Email: Oalade@hillingdon.gov.uk

Disclaimer: The particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. (iii) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.