



OFFICE & PRODUCTION/DISTRIBUTION HEADQUARTERS BUILDING

RIDGEWAY HOUSE - The Ridgeway, London NW7

182,764 SQ FT



ACCOMMODATION

Ridgeway House provides a unique leasing opportunity and offers a purpose-built office building comprising circa 102,000 sq ft, together with a fully connected production/distribution facility, which measures circa 81,000 sq ft.

The office building is arranged over basement, ground and five upper floors and benefits from commanding views across London to the South. The production/distribution building which is served by a 17,500 sq ft yard/ loading area, is arranged mainly over the ground floor, with ancillary lower ground and mezzanines floors and offers ceiling heights up to 7.5m and extensive floor loading capacity.

The building, which is set back from the street behind a secure gated entrance, also provides ample car parking and an impressive reception with lift access to the upper floors.

Ridgeway House is available as a whole or in part from Q2, 2020 and consideration will also be given to alternative use classes on a subject to planning basis.

Office measured net floor areas:

Floor	Size (sq ft)
Lower Ground:	21,625
Ground:	24,768
First:	13,799
Second:	13,401
Third:	12,723
Fourth:	12,755
Fifth:	2,799
Total:	101,870 sq ft

Production/distribution building net floor areas:

Floor	Size (sq ft)
Lower Ground:	17,000
Ground:	60,849
Mezzanine:	3,045
Total:	80,894 sq ft

AMENITIES

- Self-Contained HQ Building
- Secure Gated Development
- Ample Car Parking
- 17,500 sq ft loading/yard area
- Well Located Building
- Passenger & Designated Goods Lifts
- 6m Ceiling Heights (distribution building)
- Unique Leasing Opportunity

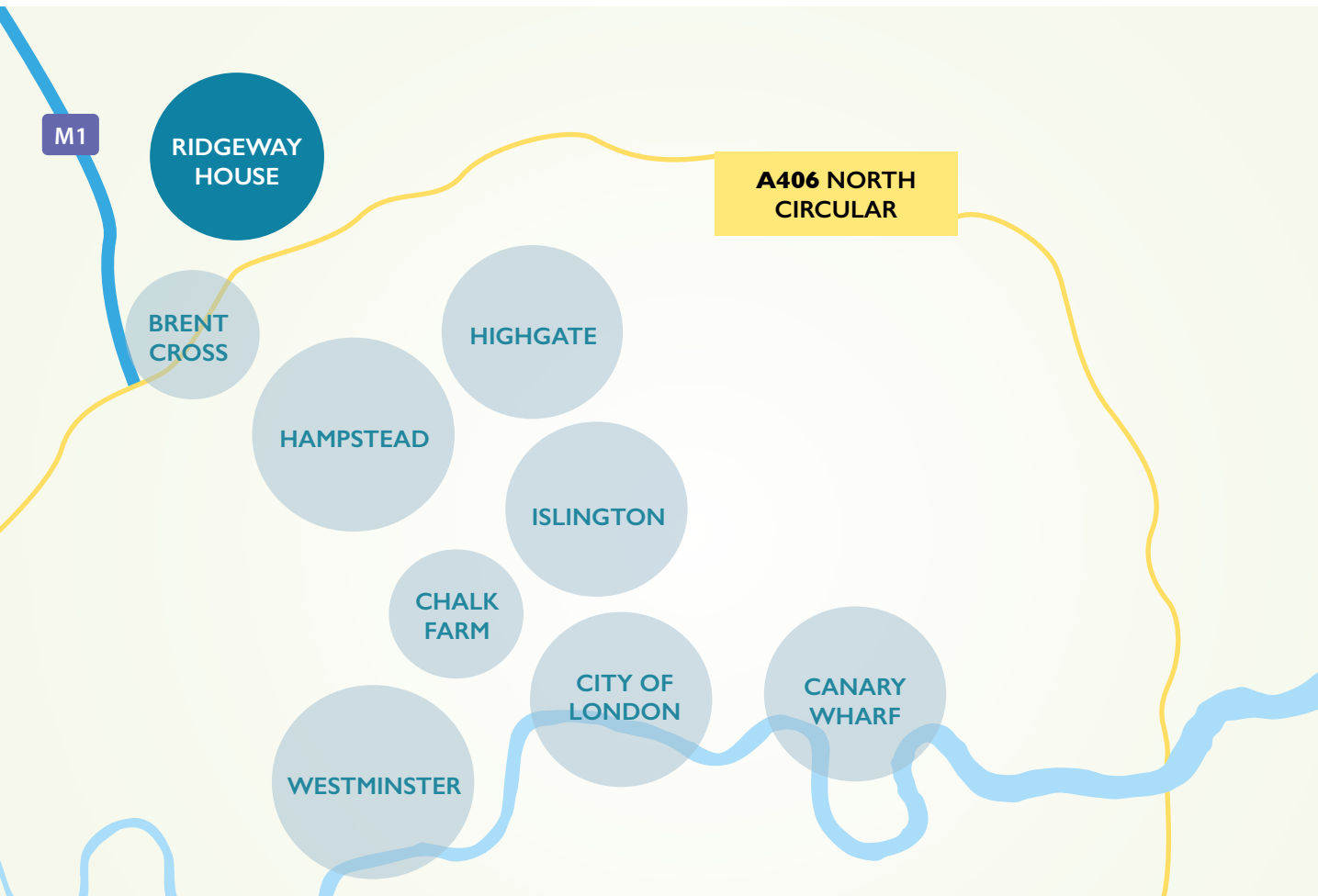


LOCATION

Ridgeway House occupies a sizable plot within a setback location along The Ridgeway in Mill Hill, a popular North West London suburb.

Nearby occupiers include Waitrose and Virgin Active and the building is within an 8-minute walk from Mill Hill East Station (Northern Line), providing access to London's tube network.

The property is also well located for road links being less than three miles from both junction 2 of the M1 and the North Circular Road (A406).



LEASE

New lease/s available direct from the Landlord.

RENT

Upon application.

SERVICE CHARGE

Please refer to agents.

RATES

The business rates payable for the year 2019/2020 are estimated at c.£6-£8 per sq ft. Interested parties must verify these figures with Barnet Council.

VIEWINGS

Strictly by appointment only through joint agents Colliers International and LDN Investments.



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MISREPRESENTATION ACT - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to bear their own legal costs.

PLANNING

We understand that the permitted planning for the building is a combination of B1 Office and B8 Warehouse. Other uses will be considered on a subject to planning basis.

