

TO LET - OFFICE



51A High Street, Ruislip HA4 7BD
850 Sq Ft (78.96 Sq M)

£21,500 per annum exclusive

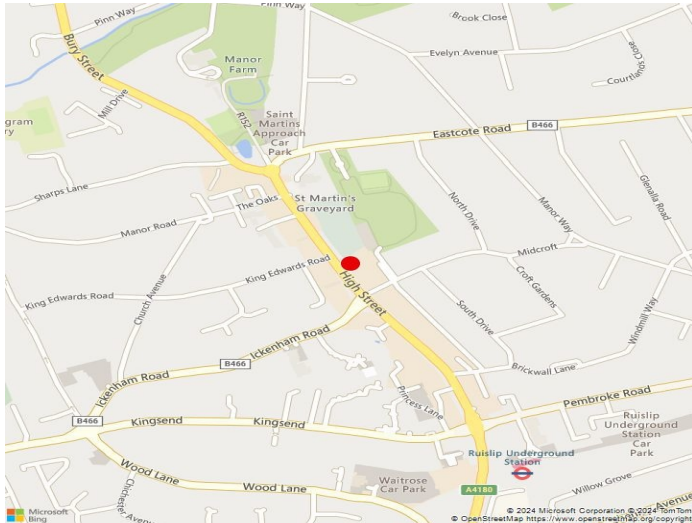
HIGH STREET OFFICES TO LET

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- ON-SITE CAR PARKING FOR 6 CARS
- EXCELLENT LOCATION
- AVAILABLE SHORTLY

Location

The property is situated in the heart of High Street, Ruislip just a few minutes' walk from Ruislip Metropolitan and Piccadilly Line Station. Excellent access to the A40/M40/M25.

High Street is a very well established commercial area popular with multiple retailers and service providers.



Description

Self-contained offices on first and second floors comprising five rooms, kitchen and two WCs. There are 6 car parking spaces to the rear of the property.



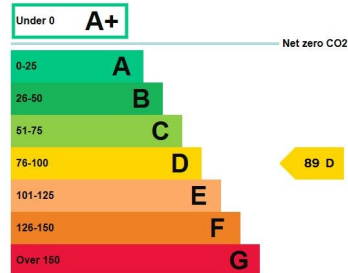
Accommodation

Accommodation	sq ft	sq m
First Floor	500	46.45
Kitchen	21	1.95
Second Floor	329	30.56
Total Area	850	78.96

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (89).

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£21,500 per annum exclusive

Terms

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Business Rates

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.