



OFFICES TO LET,
Ruislip, Middlesex



Clive Lawrence & Co are pleased to offer this first floor office suite in a prominent location, close to the local shops and major roads such as the A40 and A312

The offices comprise a self contained, open plan office space with full kitchen and toilet facilities as well as off-street parking, alarm and entry-phone systems and climate control.

Various suites available

£25 per square foot plus VAT



LOCATION

The property is located on the Chancerygate industrial complex on Stonefield Way. This busy area houses a number of small businesses and is adjacent to a retail park

Postcode HA4 0JA

Map reference <https://tinyurl.com/4cbz4ur6>

The property is located approximately 2.9 km to the A40 which connects to Central London (18KM) and the M25 (9KM)

ACCOMMODATION

First floor office suite featuring false ceilings, wall to wall carpets kitchen and Wc area, alarm and entryphone systems

The furniture pictured can be included as an option.

Gross internal area 339.78 sq. M (3,697 sq. ft)



LEASE TERMS

FRI Lease terms to be agreed.

PRICE

Our client is seeking £25 per square foot (plus VAT) giving a total of £92,425 pa plus charges and VAT. We are happy to consider offers for part of the available space.

EPC

Rating C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0591-0892-7030-8090-2303>

VIEWING

Strictly by appointment only.

Tel 020 8861 4545

www.clivelawrenceandco.co.uk

Please note: The mention of any appliances and /or services within these particulars does not imply that they are included or in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is

implied. This description of the property is not intended to constitute part of an offer or contract. Please note that these are approximate gross dimensions and do not allow for space unusable because of staircases or other intrusions