

# STUNNING SERVICED OFFICES IN RUISLIP

3 OFFICES AVAILABLE FROM 140 SQ FT



**EMERALD**  
HOUSE

## LAST 4 SUITES REMAINING



## LOCATION

**The premises are located at the end of Braintree Road and thus easily accessible to the A40 Western Avenue at the Polish War Memorial Junction.**

The building is approximately equidistant between Ruislip Gardens and South Ruislip underground. Numerous bus routes are available along Victoria Road and retail facilities in nearby towns of South Ruislip, Ruislip Manor and Eastcote.

(Note: South Ruislip & Ruislip Gardens 7 minutes' walk, Ruislip Manor 14 minutes' walk)



## DESCRIPTION

The property comprises a detached office building which has been extensively refurbished to provide a number of small serviced offices available to let on flexible terms. The building suites have the benefit of modern partitioning, air conditioning and parking. The offices suites available can accommodate between 1-9 people.



## AVAILABILITY LIST

Suite	Size	Floor	Description	Rent
A	123 SQ FT	Ground Floor	2 Person	£4,500 per annum
B	258 SQ FT	Ground Floor	3-4 Person	£9,000 per annum
C	162 SQ FT	Ground Floor	2 Person	£5,600 per annum
D	196 SQ FT	Ground Floor	2-3 Person	£6,800 per annum

The prices quoted above are inclusive of rent, furniture, utilities, cleaning and recycling services.

On site car parking is available at a competitive rate while access to the building is 24/7 with the building being monitored by CCTV. Tea & Coffee facilities are also provided free of charge.

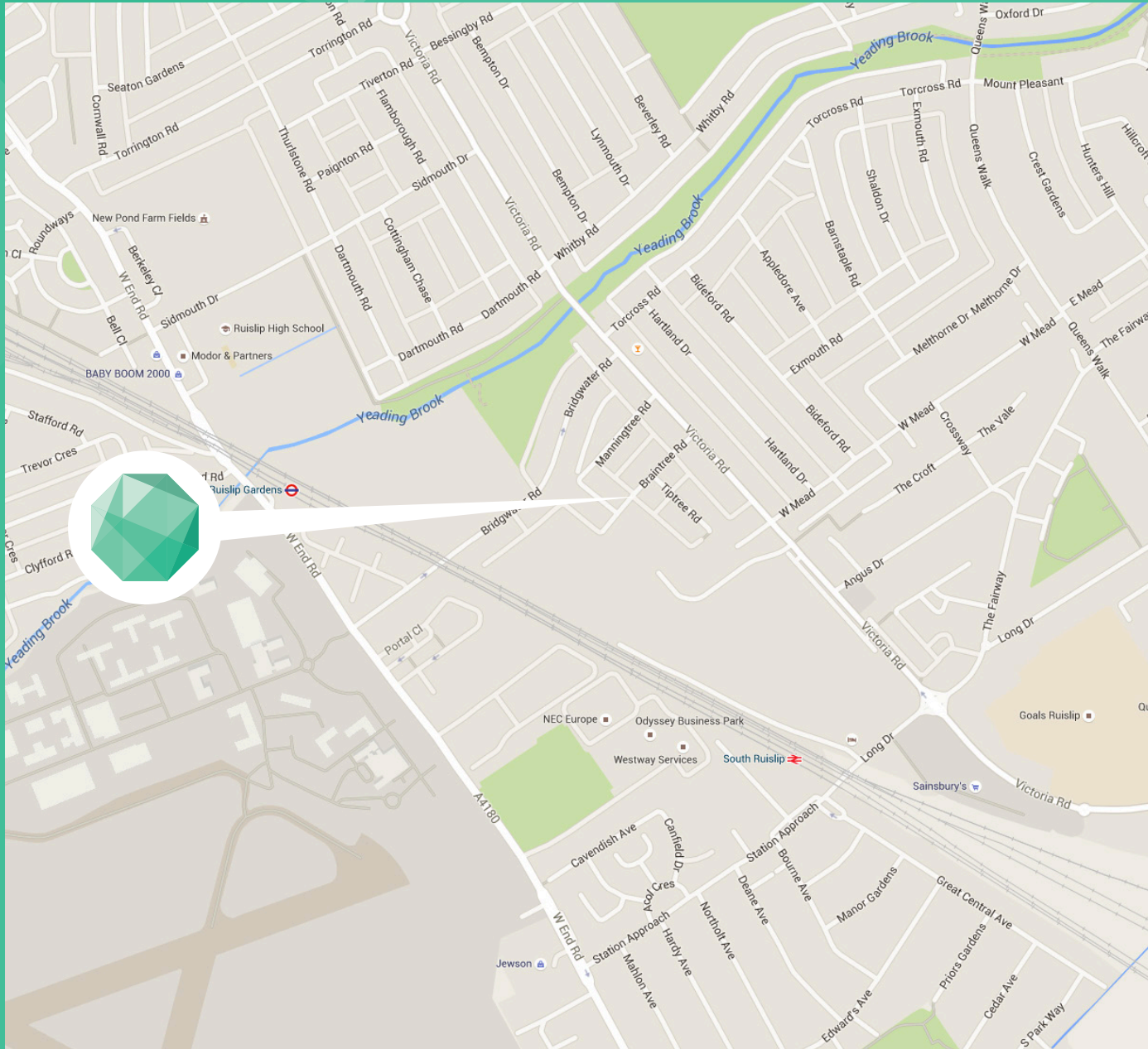
## ADD-ONS

- 📞 Business Rates (NIL)
- 📞 IT/Telecoms £50 per person pcm
- 📞 Car Parking available from £70 per space pcm

## TERMS

The offices are available by way of a licence for a term of arrangement, offering excellent flexibility.

# LOCATION MAP



## VIEWINGS

Strictly by appointment  
through sole letting agents.



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