



103 Manor Way, Ruislip HA4 8HW



Area

Approx 1646 sq ft



Location

Popular secondary location



Rent

£50,000 per annum exclusive



Frontage

Triple Fronted unit



Parking

One demised space and parking to front



Tube

Ruislip manor



LOCATION

The property is sited on a popular secondary parade within a short walk of Ruislip Manor Town Centre with its array of shops and restaurants and Underground Station. Ruislip High Street is within close proximity and the surrounding area is a densely populated affluent mix of housing. To the front is pay by meter parking.

DESCRIPTION

There is a main office / retail area with a separate boardroom and meeting room, a kitchen area to the rear and shared WC's. There is an outside recreation/smoking area and a parking space.

The unit is presented in excellent order and will be suitable for many types of occupier subject to Local Authority and Landlord consent.

TERMS

Available by way of an effective Full Repairing & Insuring lease for a term to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

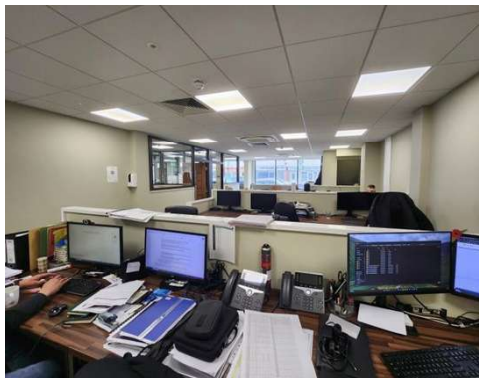
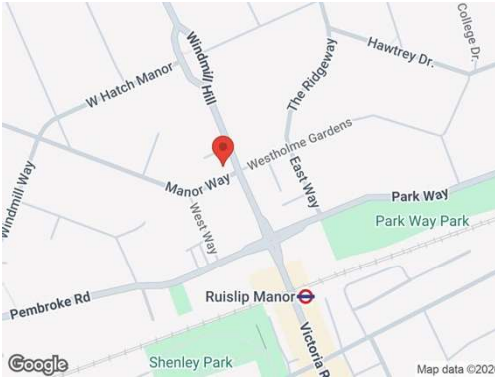
RATES

According to the Valuation Office, the Rateable Value is £33,000 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Hillingdon.

EPC

C 59

For further information please contact:
hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Proxima, 1 Grenfell Road, SL6 1HN | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

