david charles
property consultants

TO LET

Emerald House

Braintree Industrial Estate, Ruislip, HA4 0EJ

Serviced offices to let

123 to 250 sq ft

(11.43 to 23.23 sq m)

- Suitable for office or professional workspace use
- Modern wood effect flooring
- LED ceiling lighting installed
- Shared kitchen and toilet facilities
- AC, suspended ceilings, carpets
- Clean and ready for immediate occupation
- South Ruislip station (0.1 miles) served by the Central Line

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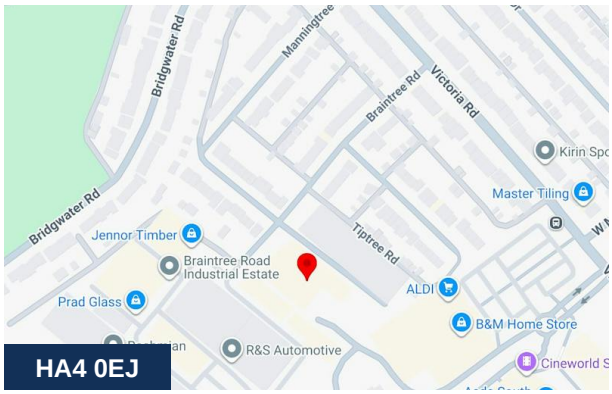
Summary

Available Size	123 to 250 sq ft
Rent	£6,000 - £11,250 per annum
Business Rates	Upon Enquiry
Service Charge	Included
Car Parking	On site car parking is available upon request.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B



Description

The premises is a detached office building featuring several small serviced offices available for lease on flexible terms. The offices are equipped with comfort cooling, suspended ceilings, and carpeting. Furniture can be provided if needed.

Each floor has shared kitchen and restroom facilities. Additionally, tenants have access to a communal covered breakout area at the rear of the building.

The rent covers all expenses, including rent, furniture, utilities, cleaning, and recycling services.

Location

The building is located in Braintree Industrial Estate in South Ruislip, equidistant between Ruislip Gardens and South Ruislip underground station which are both served by the Central Line, providing access into Central London within 30 minutes. The A40 Western Avenue is located 1.3 miles from the premises at the Polish War Memorial Junction.

The Old Dairy Retail Park is located 0.3 miles from the estate whereby there are numerous restaurants and retailers such as ASDA and Aldi.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - Suite A	123	11.43	£6,300 /annum	Available
Unit - Suite C	166	15.42	£7,200 /annum	Available
Unit - Suite D	200	18.58	£8,000 /annum	Available
Unit - Suite E	140	13.01	£6,000 /annum	Available
Unit - Suite G	250	23.23	£11,250 /annum	Available
Total	**879**	**81.67**		

Terms

The offices suites are available to let on flexible terms.

Viewing & Further Information

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